



# The Schwager Residence

REVISIONS

**KOHLSAAT & ASSOCIATES**  
 ARCHITECTS  
 51 UNIVERSITY AVE. 11th FLOOR, LOS GATOS, CA 95020 • (408) 898-2858

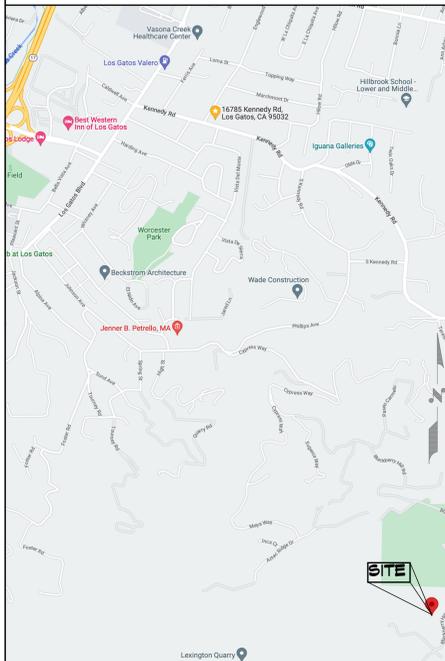


A REMODEL TO THE:  
**THE SCHWAGER RESIDENCE**  
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

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**VICINITY MAP**



**NOTES**

\* POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OR RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSTRUCTION WILL NOT BE GRANTED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 905.3.3 & HEALTH & SAFETY CODE 18114.1

\* ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.8 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC 809.1

\* CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 85 AND OUR STANDARD DETAILS AND AS APPROPRIATE TO THE PROJECT.

\* WILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 406 INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE 91182. CFC SECTION 8591.0

\* GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION. GATES WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICE IF THE GATES ARE OPERATED ELECTRICALLY. AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED IF THEY ARE OPERATED MANUALLY. THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR OTHER ROADWAY SHALL BE AT LEAST 50 FEET FROM THE ROAD BEING ENTERED. CFC SEC. 805.6 AND 806.

**NOTES**

ARCHITECT:  
 KOHLSAAT & ASSOCIATES  
 51 UNIVERSITY AVENUE, SUITE L  
 LOS GATOS, CA 95020  
 TEL: (408) 898-2858

STRUCTURAL ENGINEER:  
 CORNERSTONE  
 STRUCTURAL CONSULTANTS  
 9008 ELK GROVE BLVD., STE. 6  
 ELK GROVE, CA 95624  
 TEL: (916) 688-0848

ENERGY CONSULTANT:  
 MONTEREY ENERGY GROUP  
 26465 CARMEL RANCHO RD.  
 SUITE B  
 CARMEL, CA 95023  
 TEL: (831) 972-8929

**PROJECT DIRECTORY**

**PROJECT ADDRESS:** 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

**OWNER:** GUIDO & JEANNIE SCHWAGER

**APFN#:** 557-07-020

**ZONING:** RS-1

**OCCUPANCY GROUP:** R-3, U

**CONSTRUCTION TYPE:** V-B, SPRINKLERED

**GROSS & NET SITE AREA:** 879,408 SF, 8.71 AC.

**PROJECT DATA**

FLOOR AREAS:	EXISTING	DEMO	NEA	TOTAL
MAIN FLOOR	2,862 SF	100 SF	0 SF	2,762 SF
SECOND FLOOR	1,628 SF	554 SF	151 SF**	1,425 SF
15'x DBL COUNTED*	411 SF	151 SF	406 SF***	672 SF
GARAGE	860 SF	0 SF	0 SF	860 SF
<b>TOTAL</b>	<b>5,361 SF</b>	<b>605 SF</b>	<b>557 SF</b>	<b>5,319 SF</b>
COVERED PORCHES	724 SF	306 SF	303 SF	721 SF

ALL NEA CONSTRUCTION IS WITHIN THE EXISTING FOOTPRINT.

\* DOUBLE COUNTED FLOOR AREA OVER 15 FT. INCLUDED ONLY FOR PLANNING PURPOSES

\*\* CONVERTED AREA FROM DBL. COUNTED FLOOR AREA TO FLOOR AREA

\*\*\* CONVERTED FROM FLOOR AREA TO DBL. COUNTED FLOOR AREA

**CODE COMPLIANCE**

The Current Codes adopted, as amended by Santa Clara County effective January 1, 2023, are 2022 California Building Code:

- Part 1 California Administrative Code
- Part 2 California Building Code, Volumes 1 & 2
- Part 3 California Residential Code
- Part 4 California Electrical Code
- Part 5 California Mechanical Code
- Part 6 California Plumbing Code
- Part 7 California Energy Code
- Part 8 California Historical Building Code
- Part 9 California Fire Code
- Part 11 California Green Building Standards Code - CALGreen
- Part 12 California Referenced Standards Code

**DEFERRED SUBMITTAL**

- STAIRS, GUARDS & BALUSTRADES
- ELEVATOR

**SCOPE OF WORK**

REMODEL TO AN EXISTING 5,361 SF RESIDENCE. REMOVE 454 SF AT ENTRY AND SECOND FLOOR. AT FIRST FLOOR, REMODEL KITCHEN, GUEST BATH, LAUNDRY, CREATE NEA DEN. AT THE SECOND FLOOR, REMODEL AND INCLUDE REMOVAL OF BEDROOM #3, LOFT AND EXISTING BATH #2, RECONFIGURED BEDROOM #2, NEA BATH #2 AND THE PRIMARY BATH AND CLOSETS. CHANGES RESULT IN A 5,319 SF RESIDENCE.

COVER SHEET

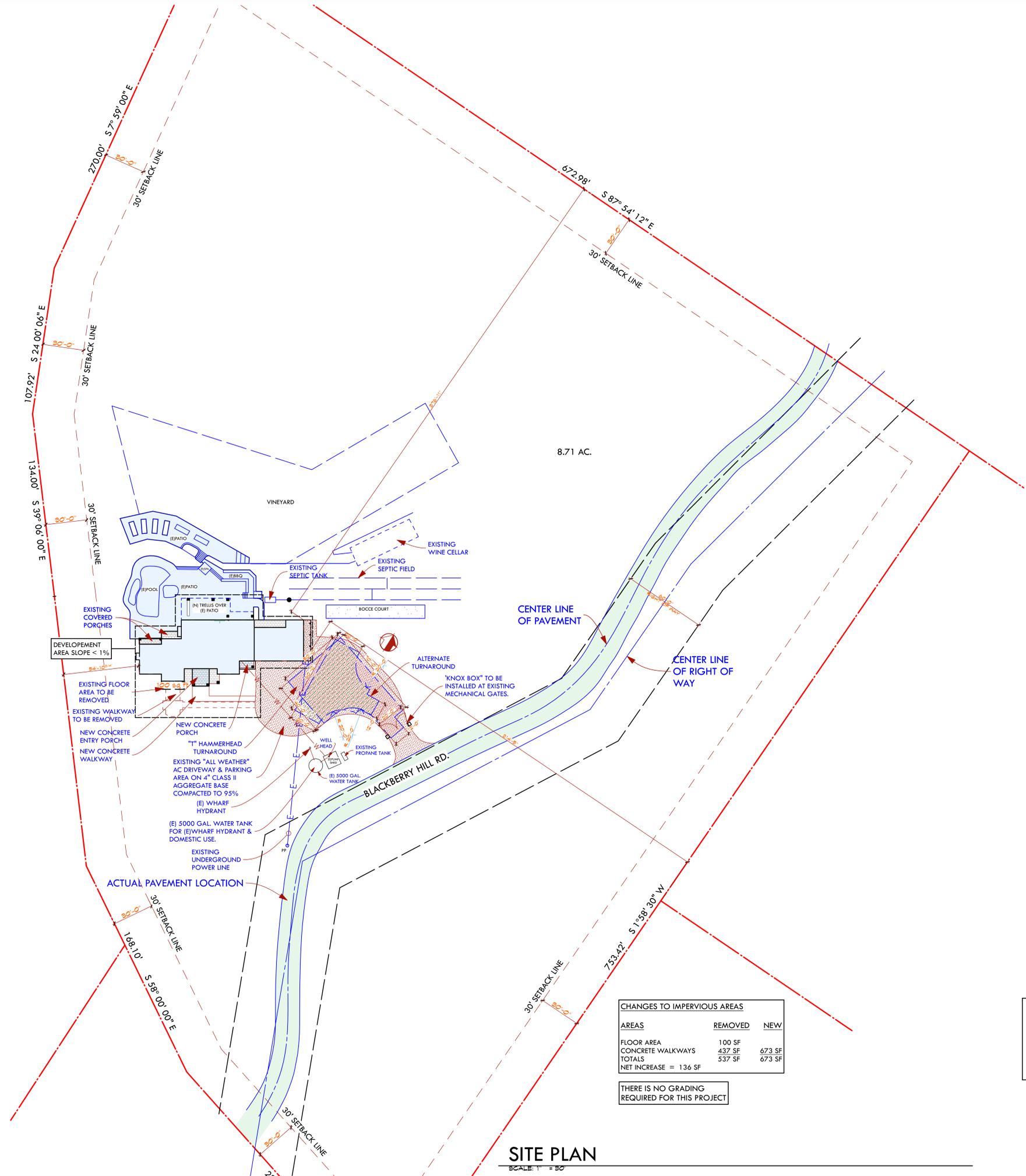
DATE: 9/14/23

SCALE AS SHOWN

SHEET

**A-1**

1 OF -



**CHANGES TO IMPERVIOUS AREAS**

AREAS	REMOVED	NEW
FLOOR AREA	100 SF	
CONCRETE WALKWAYS	437 SF	673 SF
TOTALS	537 SF	673 SF
NET INCREASE	= 136 SF	

THERE IS NO GRADING  
REQUIRED FOR THIS PROJECT

**SITE PLAN**

SCALE: 1" = 30'

REVISIONS




A REMODEL TO THE:  
**THE SCHNAGER RESIDENCE**  
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE:  
The contractor shall verify all dimensions, site conditions and conditions prior to starting any work. Any new work shall be field conditions. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SITE PLAN

DATE: 9/14/23  
SCALE: AS SHOWN

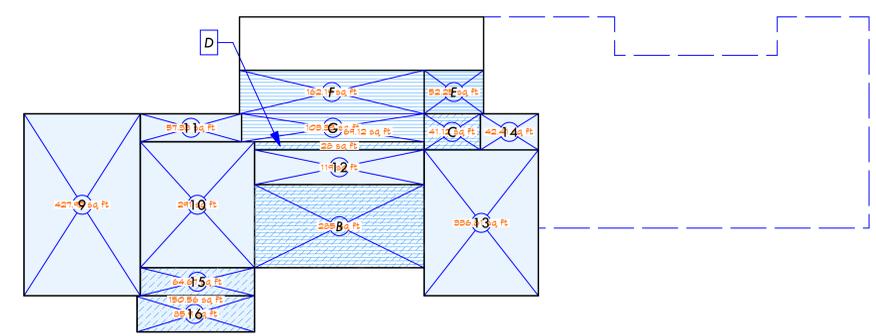
SHEET  
**A-2**

2 OF 2



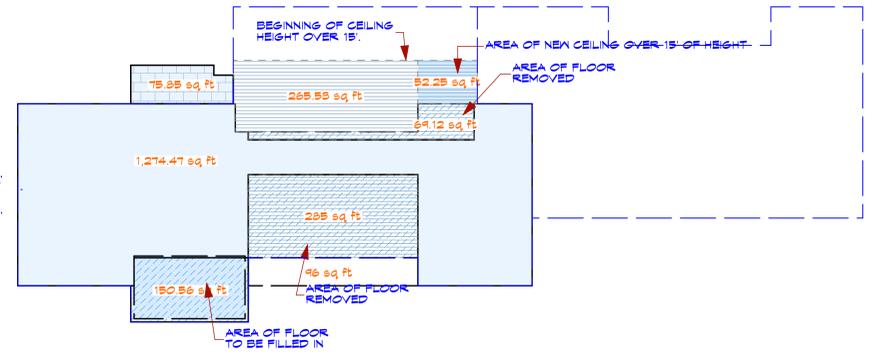
NOTE: The contractor shall verify all dimensions, site conditions and conditions prior to starting any work. Any new conditions shall be noted on the drawings and the contractor shall be responsible for any changes to the drawings. The contractor shall be responsible for any changes to the drawings.

FLOOR AREA DIAGRAMS

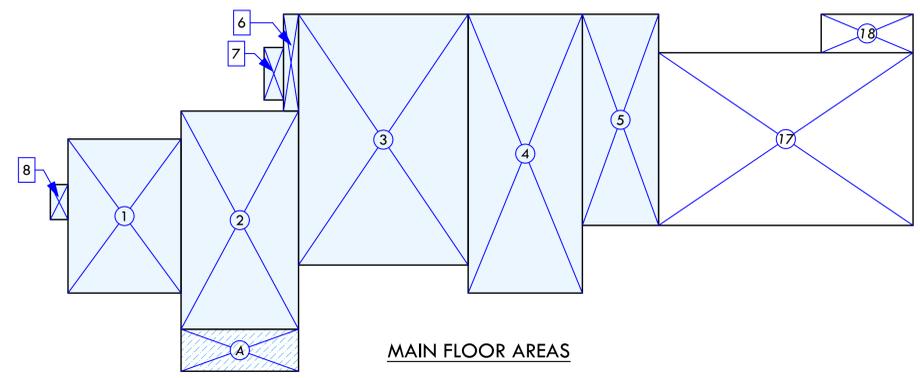


SECOND FLOOR AREAS

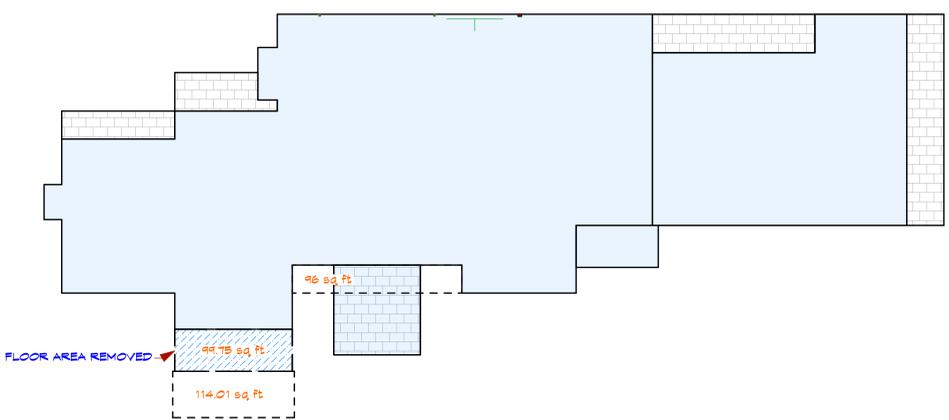
SECOND FLOOR AREAS



MAIN FLOOR AREAS



MAIN FLOOR AREAS



HABITABLE FIRST FLOOR AREA		
SECTION	DIMENSIONS	AREA
1	16'-0"X22'-0"	352.00
2	16'-7 1/2"X31'-2"	518.15
3	24'-0"X33'-10"	860.00
4	16'-2"X39'-10"	643.97
5	10'-9 1/2"X30'-2"	325.55
6	2'-1 1/2"X13'-10"	29.40
7	2'-9"X7'-6"	20.65
8	2'-6"X5'-0"	12.50
TOTAL HABITABLE FLOOR AREA		2762.22
HABITABLE SECOND FLOOR AREA		
9	16'-5 1/2"X26'-0"	427.92
10	16'-2"X18'-0"	291.00
11	14'-4"X4'-0"	57.33
12	24'-0"X4'-11 1/2"	119.00
13	16'-2"X20'-10"	336.81
14	8'-2 1/2"X5'-2"	42.41
15	16'-2"X4'-0"	64.67
16	16'-7 1/2"X5'-2"	85.93
TOTAL HABITABLE FLOOR AREA		1425.07
EXISTING FLOOR AREA REMOVED		
A	16'-7 1/2"X6'-0"	99.75
B	24'-0"X11'-10 1/2"	285.00
C	7'-11 1/2"X5'-2"	41.12
D	24'-0"X1'-2"	28.00
TOTAL DEMO HABITABLE FLOOR AREA		453.87
NEW & EXISTING AREAS DOUBLE COUNTED		
B	24'-0"X11'-10 1/2"	285.00
E	8'-5"X6'-2 1/2"	52.25
F	26'-1 1/2"X6'-2 1/2"	162.19
G	25'-10"X4'-0"	103.33
TOTAL AREAS DOUBLE COUNTED		602.77
NON-HABITABLE AREAS		
17	36'-0"X24'-8"	888.00
18	13'-0"X5'-6"	71.50
TOTAL AREAS DOUBLE COUNTED		959.50

- FLOOR AREAS LEGEND**
- EXISTING FLOOR AREA
  - DEMOLISHED FLOOR AREA
  - CONVERTED FLOOR AREA - DBL. COUNTED TO FLOOR AREA
  - DEMO FLOOR AREA - FLOOR AREA TO DBL. COUNTED
  - EXISTING DBL. COUNTED CEILING AREA
  - NEW DBL. COUNTED CEILING AREA
  - NON-HABITABLE SPACE

**FLOOR AREAS:**

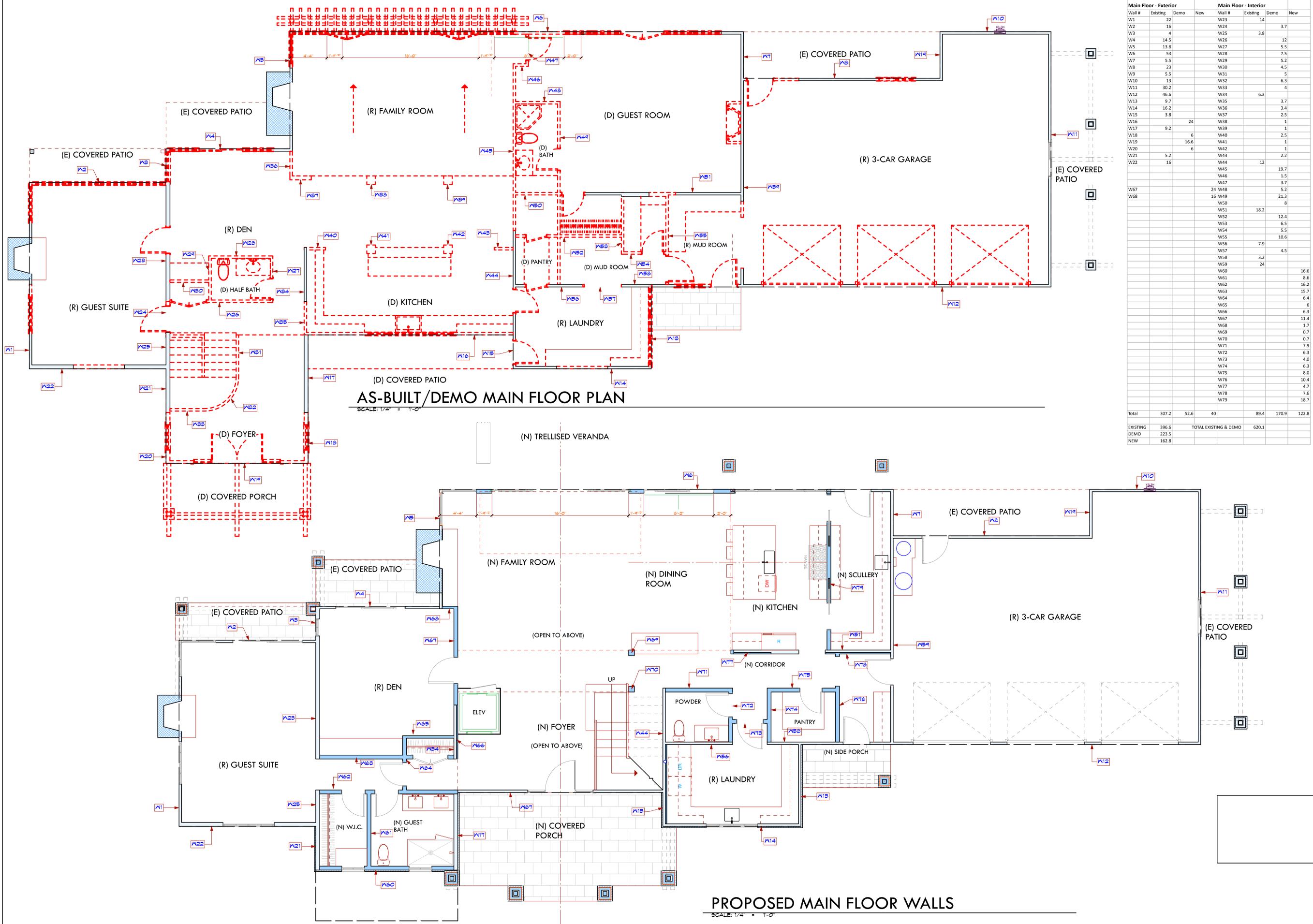
	EXISTING	<DEMO>	NEW	TOTAL
MAIN FLOOR	2,862 SF	100 SF	0 SF	2,762 SF
SECOND FLOOR	1,628 SF	354 SF	**151 SF	1,425 SF
15'+ DBL COUNTED*	417 SF	151 SF	***406 SF	672 SF
GARAGE	960 SF	0 SF	0 SF	960 SF
TOTAL	5,867 SF	605 SF	557 SF	5,819 SF
COVERED PATIOS	724 SF	306 SF	303 SF	781 SF

- FLOOR AREAS LEGEND**
- EXISTING FLOOR AREA
  - DEMOLISHED FLOOR AREA
  - CONVERTED FLOOR AREA - DBL. COUNTED TO FLOOR AREA
  - DEMO FLOOR AREA - FLOOR AREA TO DBL. COUNTED
  - EXISTING DBL. COUNTED CEILING AREA
  - NEW DBL. COUNTED CEILING AREA
  - EXISTING COVERED PATIO AREA
  - DEMOLISHED COVERED PATIO AREA
  - NEW COVERED PATIO AREA

\* DOUBLE COUNTED FLOOR AREA OVER 15' INCLUDED ONLY FOR PLANNING PURPOSES.  
 \*\* CONVERTED AREA FROM DBL. COUNTED FLOOR AREA TO FLOOR AREA.  
 \*\*\* CONVERTED FROM FLOOR AREA TO DBL. COUNTED FLOOR AREA

**Schwager Remodel - Walls Calculations**

Main Floor - Exterior				Main Floor - Interior			
Wall #	Existing	Demo	New	Wall #	Existing	Demo	New
W1	22			W23	14		
W2	16			W24	3.8		3.7
W3	4			W25			
W4	14.5			W26			12
W5	13.8			W27			5.5
W6	53			W28			7.5
W7	5.5			W29			5.2
W8	23			W30			4.5
W9	5.5			W31			5
W10	13			W32			6.3
W11	30.2			W33			4
W12	46.6			W34	6.3		
W13	9.7			W35			3.7
W14	16.2			W36			3.4
W15	3.8			W37			2.5
W16		24		W38			1
W17	9.2			W39			1
W18		6		W40			2.5
W19		16.6		W41			1
W20		6		W42			1
W21	5.2			W43			2.2
W22	16			W44	12		
				W45			19.7
				W46			1.5
				W47			3.7
W67		24		W48			5.2
W68		16		W49			21.3
				W50			8
				W51	18.2		
				W52			12.4
				W53			6.5
				W54			5.5
				W55			10.6
				W56	7.9		
				W57			4.5
				W58	3.2		
				W59	24		
				W60			16.6
				W61			8.6
				W62			16.2
				W63			15.7
				W64			6.4
				W65			6
				W66			6.3
				W67			11.4
				W68			1.7
				W69			0.7
				W70			0.7
				W71			7.9
				W72			6.3
				W73			4.0
				W74			6.3
				W75			8.0
				W76			10.4
				W77			4.7
				W78			7.6
				W79			18.7
Total	307.2	52.6	40		89.4	170.9	122.8
EXISTING	396.6			TOTAL EXISTING & DEMO	620.1		
DEMO	233.5						
NEW	162.8						



**KOHLSAAT & ASSOCIATES**  
 15 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 948-3858



A REMODEL TO THE:  
**THE SCHWAGER RESIDENCE**  
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE: The contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any variations called for by field conditions shall be noted on the drawings and approved by the Architect in writing prior to construction.

AS-BUILT/  
 DEMO FIRST  
 FLOOR  
 PLANS

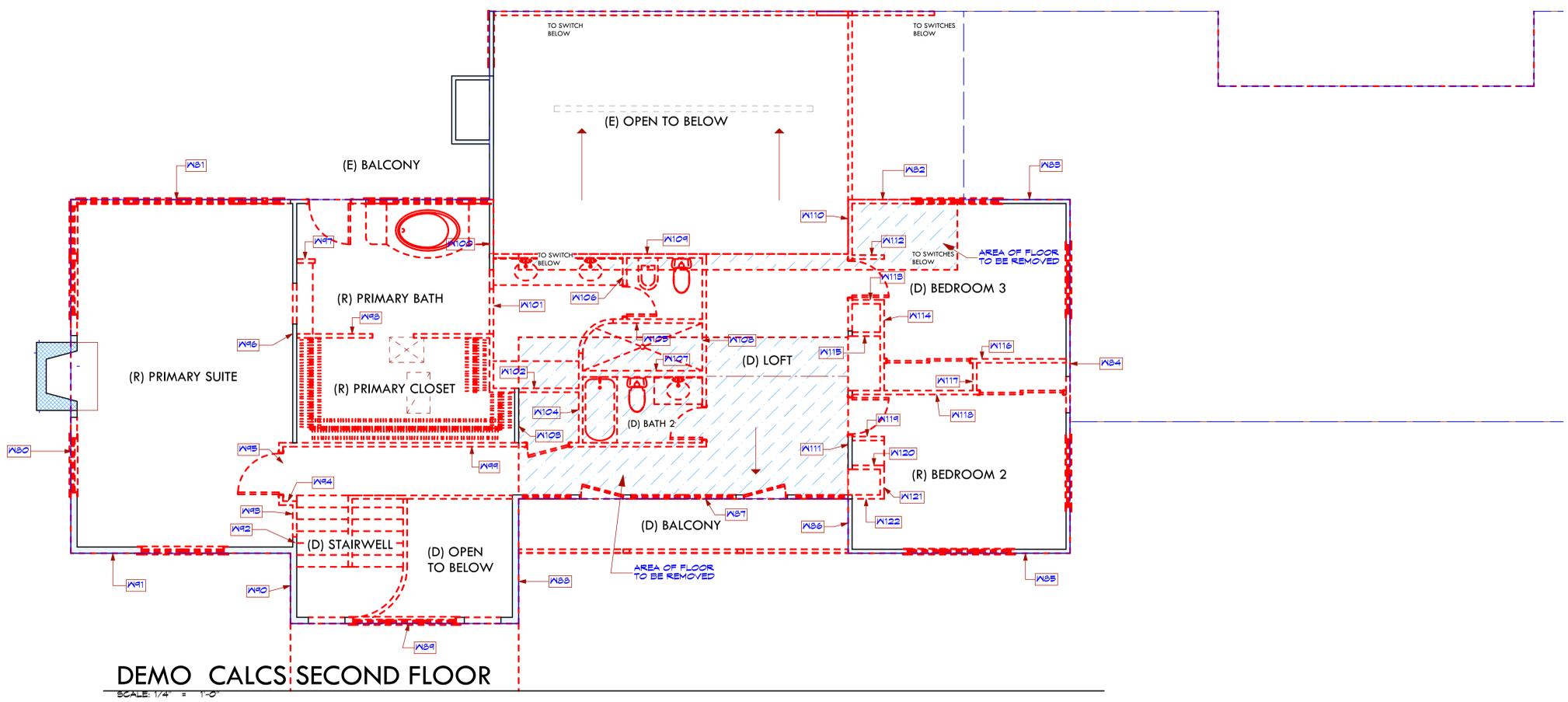
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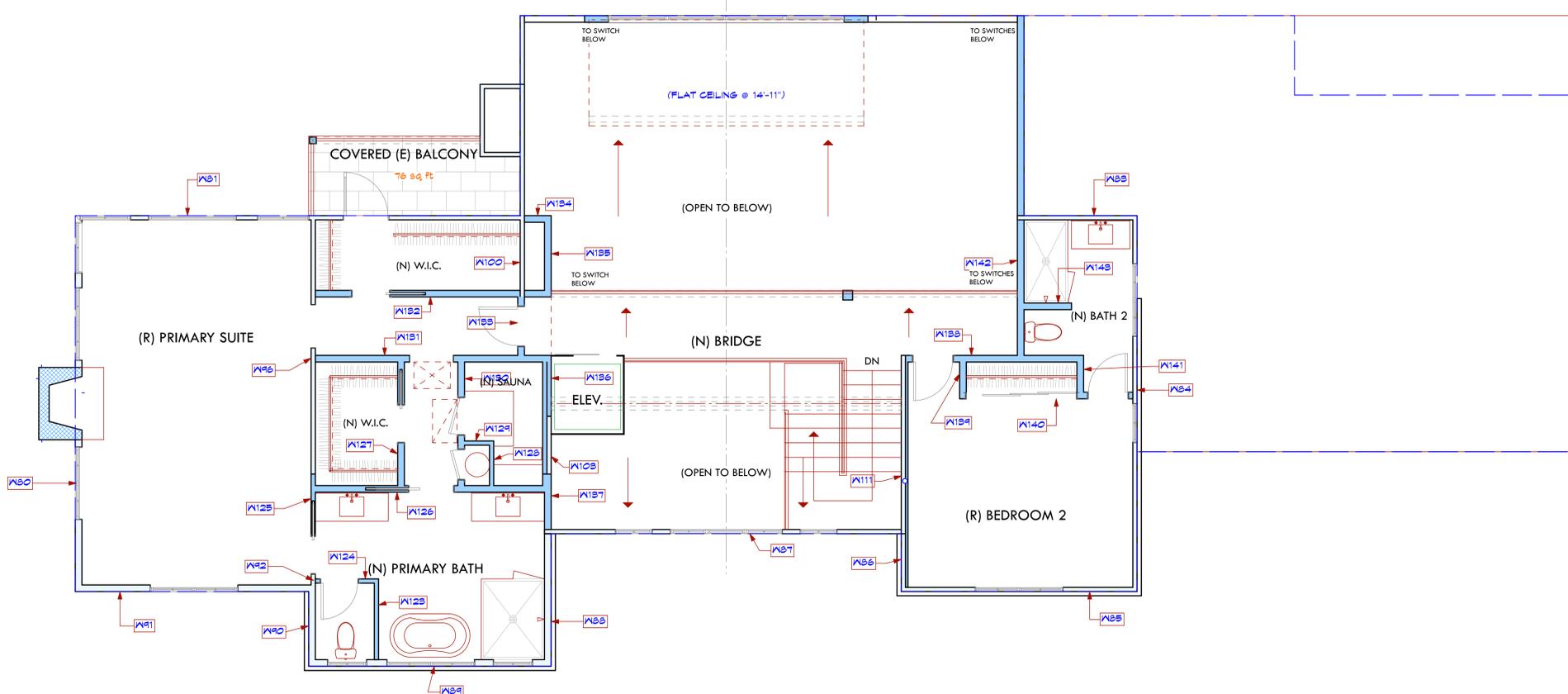
NOTE: All dimensions and wall locations are based on field conditions. All wall locations are subject to change based on field conditions. All wall locations are subject to change based on field conditions.

**Schwager Remodel - Walls Calculations**

Second Floor - Exterior			Second Floor - Interior			
Wall #	Existing	Demo	Wall #	Existing	Demo	New
W80	26		W92	0.8		
W81	30.5		W93		2.3	
W82		8.5	W94		1	
W83	7.8		W95		4.5	
W84	26		W96	17.8		
W85	16.2		W97		1.3	
W86	3.9		W98		14.0	
W87		24	W99		30.9	
W88	9.2		W100	5.2		
W89	16.6		W101		8.7	
W90	5.2		W102		6.5	
W91	16		W103	4		
			W104		6.6	
			W105		6.5	
			W106		4.8	
			W107		9	
			W108		14.2	
			W109		15.5	
			W110		9.7	
			W111	12.3		
			W112		2.3	
			W113		2.3	
			W114		7	
			W115		2.3	
			W116		13.2	
			W117		2	
			W118		15.6	
			W119		2.3	
			W120		2.3	
			W121		2.3	
			W122		2.3	
			W123		5.6	
			W124		4.3	
			W125		7	
			W126		15.7	
			W127		8.5	
			W128		3	
			W129		2	
			W130		8.5	
			W131		16.2	
			W132		16.2	
			W133		4	
			W134		1.9	
			W135		5.6	
			W136		4.2	
			W137		3.9	
			W138		12.2	
			W139		3	
			W140		11.9	
			W141		2.5	
			W142		9.3	
			W143		3.2	
Total	157.4	32.5	0	40.1	189.4	148.7
EXISTING	197.5			TOTAL EXISTING & DEMO	419.4	
DEMO	221.9					
NEW	148.7					
TOTAL ALL WALLS		1039.5				
TOTAL ALL DEMO		445.4	(42.8%)			
TOTAL ALL NEW		311.5	(30%)			



**DEMO CALCS SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"

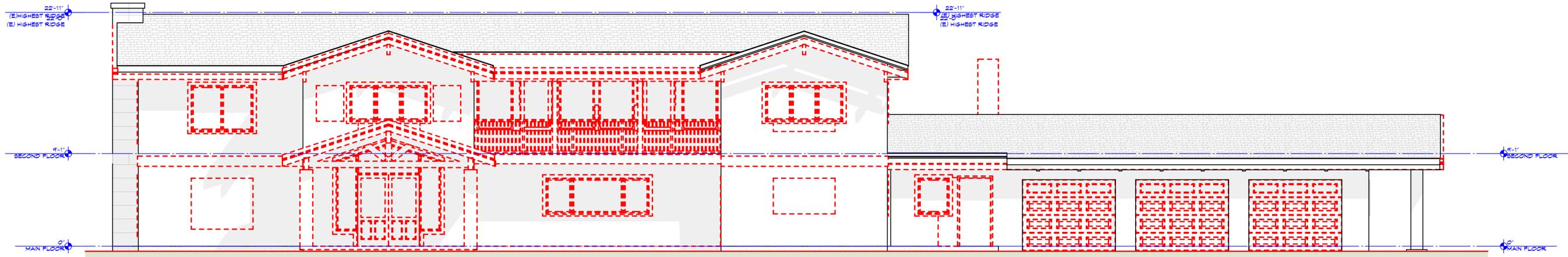




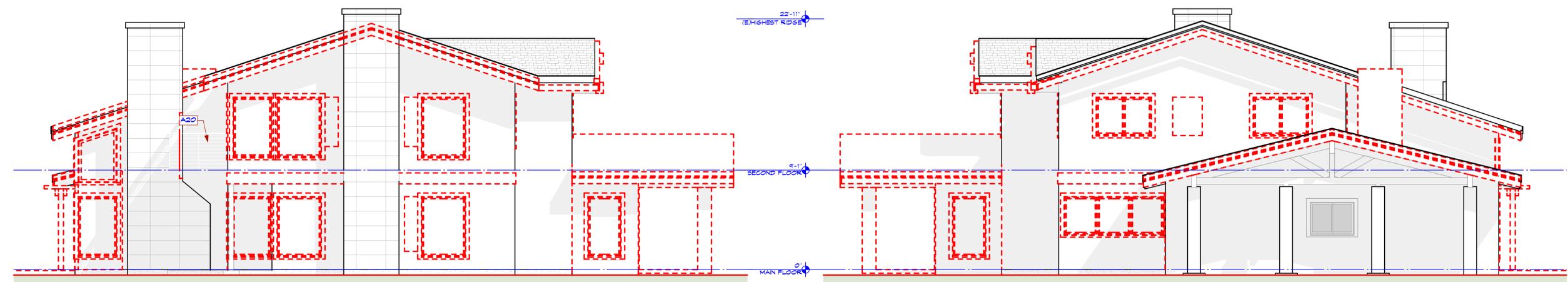
NOTE: Contractor shall verify all dimensions, site conditions and conditions prior to starting any construction. Any new conditions shall be reported to the Architect at once and be approved by the Architect in writing prior to construction.

AS-BUILT/  
DEMO  
ELEVATIONS

DATE: 9/14/23  
SCALE AS SHOWN

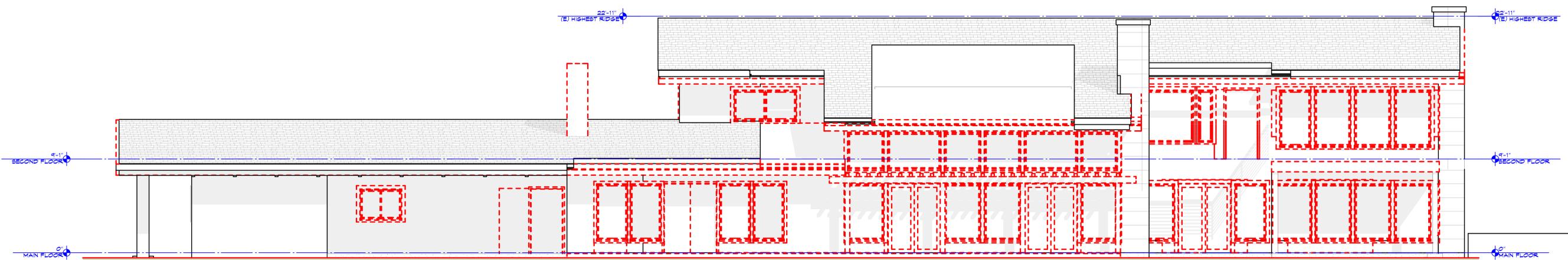


**AS-BUILT/DEMO FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



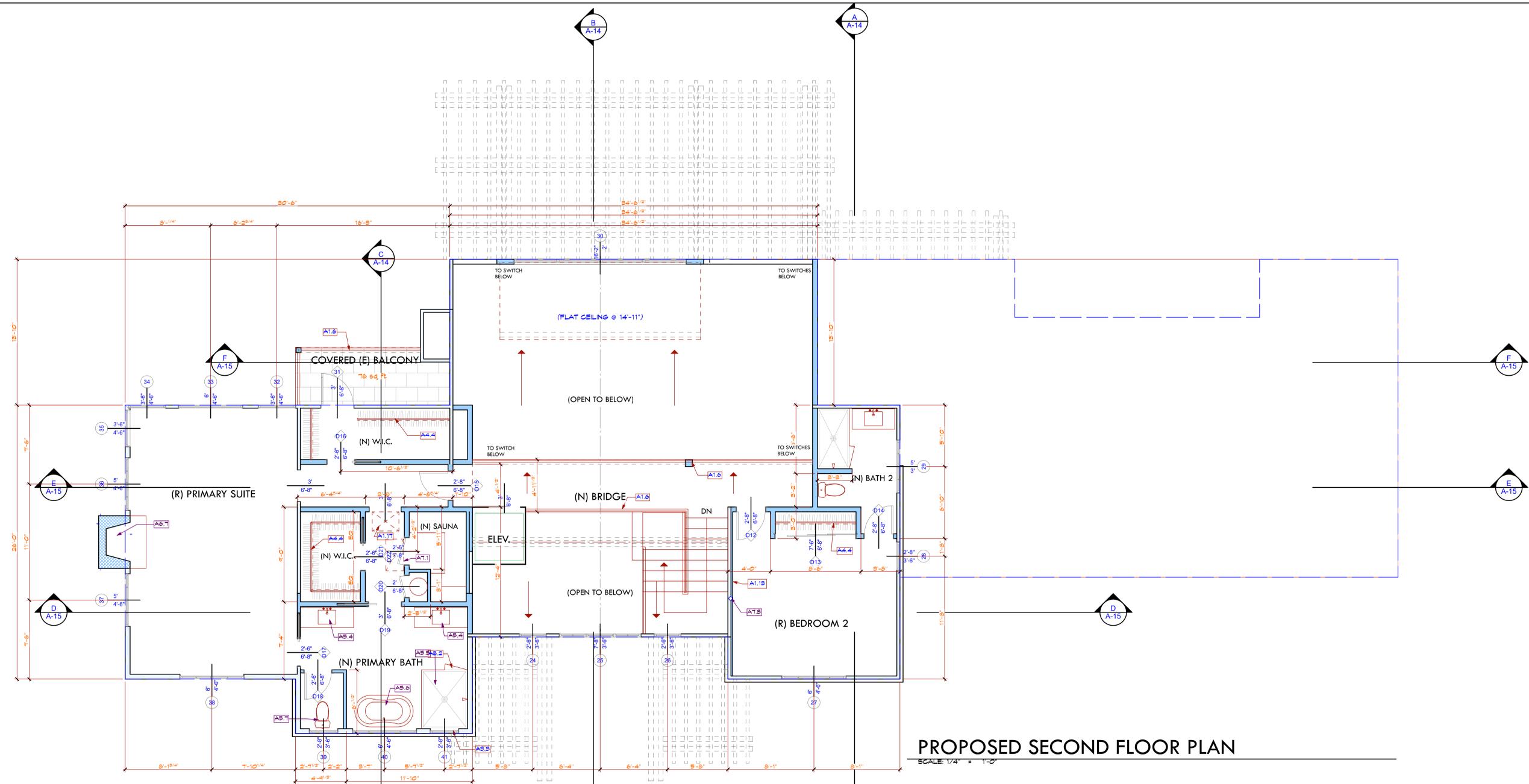
**AS-BUILT/DEMO LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**AS-BUILT/DEMO RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**AS-BUILT/DEMO REAR ELEVATION**  
SCALE: 1/4" = 1'-0"





PROPOSED SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

ARCHITECTURAL NOTES

STAIRWAYS: STAIRWAYS SHALL NOT BE LESS THAN 56" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT...

TEMPERED-DUAL GLAZING

ALL EXTERIOR GLAZING SHALL HAVE DUAL GLAZING (V) THE INTERIOR PANE TEMPERED. WINDOWS WILL BE ALUMINUM, THERMALLY BROKEN PER 7-24 RESIDENT. CIRC 812.1.1

INSULATION VERIFICATION

PROVIDE THIRD PARTY VERIFICATION OF QUALITY INSULATION INSTALLATION. INTERIOR MOISTURE CONTROL: WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18% MOISTURE CONTENT...

STAIR STRUCTURE

(E1) 4" NOM. STUD WALL 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C. (E2) 6" NOM. STUD WALL 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C. (E3) 4" NOM. STUD WALL 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.

FINISHES

(A1.6) GUARDS: PROVIDE 42" H. GUARD WITH BALUSTERS SUCH THAT A 4" O. SPHERE CANNOT PASS THROUGH. (A1.7) EXTERIOR LANDINGS - MAIN: PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR...

A5.0 PLUMBING

(A5.1) KITCHEN SINK W/DISPOSAL: PROVIDE AIR SWITCH FOR DISPOSAL. (A5.2) PREP SINK: PROVIDE AIR SWITCH FOR DISPOSAL. (A5.3) UTILITY SINK: UTILITY SINK W/ MAX. FAUCET FLOW RATE FOR OF 1.5 GPM @ 80 PSI.

A7.0 MECHANICAL

(A7.1) FURNACE: PROVIDE MAIN DUCTWORK OUTLET FOR SERVICE. (A7.2) (N) H.V.A.C. CONDENSER: PROVIDE HIGH EFFICIENCY A.C. UNIT. (A7.3) DRYER VENT: PROVIDE 4" O. MIN. VENT THROUGH ROOF ABOVE EXTERIOR AT CLOTHES DRYER.

NOTE: THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO STARTING WORK. ANY CHANGES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.

EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
1	7'-8"	10'-7"		ENTRY W/ FIXED SIDELIGHTS & TRANSUM	ALUM. CLAD WOOD	Y	
2	6'-0"	8'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
3	3'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
4	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
5	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
6	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
7	4'-0"	3'-0"		SLIDER	ALUM. CLAD WOOD	Y	
8	3'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
9	3'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
10	10'-8"	3'-6"		COMB. CSMT.	ALUM. CLAD WOOD	Y	
11	8'-0"	9'-0"		SLIDER	ALUM. CLAD WOOD	Y	
12	13'-10"	9'-0"		4 PANEL DBL. SLIDER	ALUM. CLAD WOOD	Y	

EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
13	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y	
14	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y	
15	3'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y	
16	2'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
17	3'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y	
18	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
19	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
20	5'-0"	5'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
21	6'-0"	5'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
22	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
23	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
24	2'-6"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
25	7'-8"	3'-6"		COMB. CSMT.	ALUM. CLAD WOOD	Y	
26	2'-6"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
27	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	

EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
28	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
29	5'-0"	3'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
30	16'-2"	2'-0"		4 LITE FIXED RIBBON	ALUM. CLAD WOOD	Y	
31	3'-0"	6'-8"			ALUM. CLAD WOOD	Y	
32	3'-6"	4'-6"		CSMT.	ALUM. CLAD WOOD	Y	
33	6'-0"	4'-6"		FIXED	ALUM. CLAD WOOD	Y	
34	3'-6"	4'-6"		CORNER CSMT.	ALUM. CLAD WOOD	Y	
35	3'-6"	4'-6"		CORNER CSMT.	ALUM. CLAD WOOD	Y	
36	5'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
37	5'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
38	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
39	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
40	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
41	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	

REVISIONS




BY UNIVERSITY AVE. 1<sup>ST</sup>, LOS GATOS, CA • 95020 • (408) 948-3555



A REMODEL TO THE:

## THE SCHNAGER RESIDENCE

15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE: See notes on each sheet for all abbreviations, materials, and conditions, prior to starting work. Any new work shall be noted on the drawings. All work shall be in accordance with the current building codes and all applicable laws and regulations. All work shall be in accordance with the current building codes and all applicable laws and regulations.

EXTERIOR DOOR & WINDOW SCHEDULE

DATE: 9/14/23  
SCALE: AS SHOWN  
SHEET  
**A-9**  
9 OF 9

INTERIOR DOORS							INTERIOR DOORS								
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks	ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
D1	2'-8"	6'-8"		SWING	WOOD			D13	7'-6"	6'-8"		TRIPLE SLIDER	WOOD		
D2	3'-0"	6'-8"		SWING	WOOD			D14	2'-8"	6'-8"		SWING	WOOD		
D3	2'-6"	6'-8"		SWING	WOOD			D15	2'-8"	6'-8"		SWING	WOOD		
D4	3'-0"	6'-8"		SWING	WOOD		SOLID CORE DOOR W/ SELF CLOSER & WEATHER STRIP	D16	2'-6"	6'-8"		POCKET	WOOD		
D5	3'-0"	6'-8"		POCKET	WOOD			D17	2'-6"	6'-8"		POCKET	WOOD		
D6	3'-0"	6'-8"		POCKET	WOOD			D18	2'-6"	6'-8"		SWING	WOOD		
D7	3'-0"	6'-8"		SWING	WOOD			D19	3'-0"	6'-8"		POCKET	WOOD		
D8	4'-0"	6'-8"		DEL. SWING	WOOD			D20	2'-0"	6'-8"		SWING	WOOD		
D9	2'-8"	6'-8"		SWING	WOOD			D21	2'-6"	6'-8"		SWING	WOOD		
D10	2'-8"	6'-8"		SWING	WOOD			D22	2'-6"	6'-8"		POCKET	WOOD		
D11	2'-8"	6'-8"		SWING	WOOD										
D12	2'-8"	6'-8"		SWING	WOOD										

REVISIONS



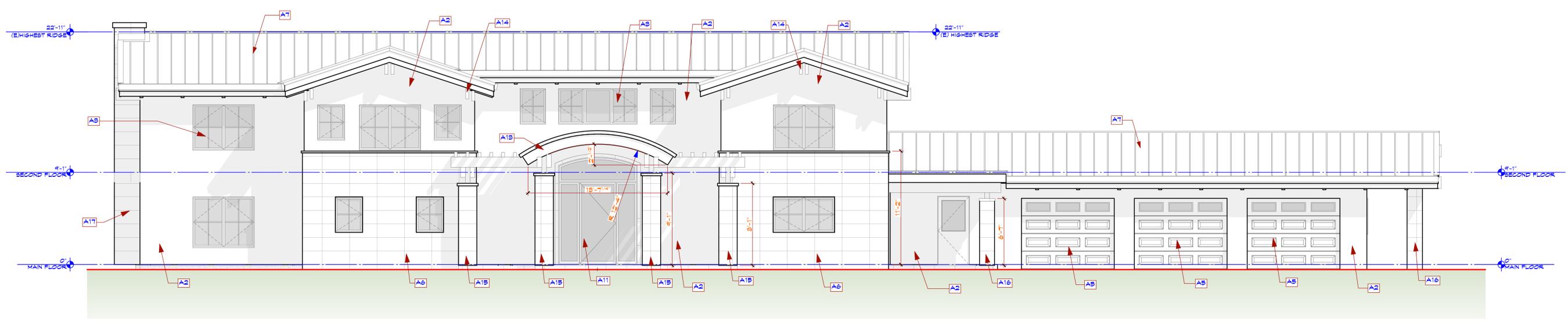

A REMODEL TO THE:  
**THE SCHNAGER RESIDENCE**  
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE:  
 This schedule is for informational purposes only. It is not intended to be a contract. All dimensions, materials, and conditions shall be as shown on the drawings. Any changes or omissions shall be noted on the drawings. This schedule is subject to change without notice. For more information, please contact the architect at the address listed below.

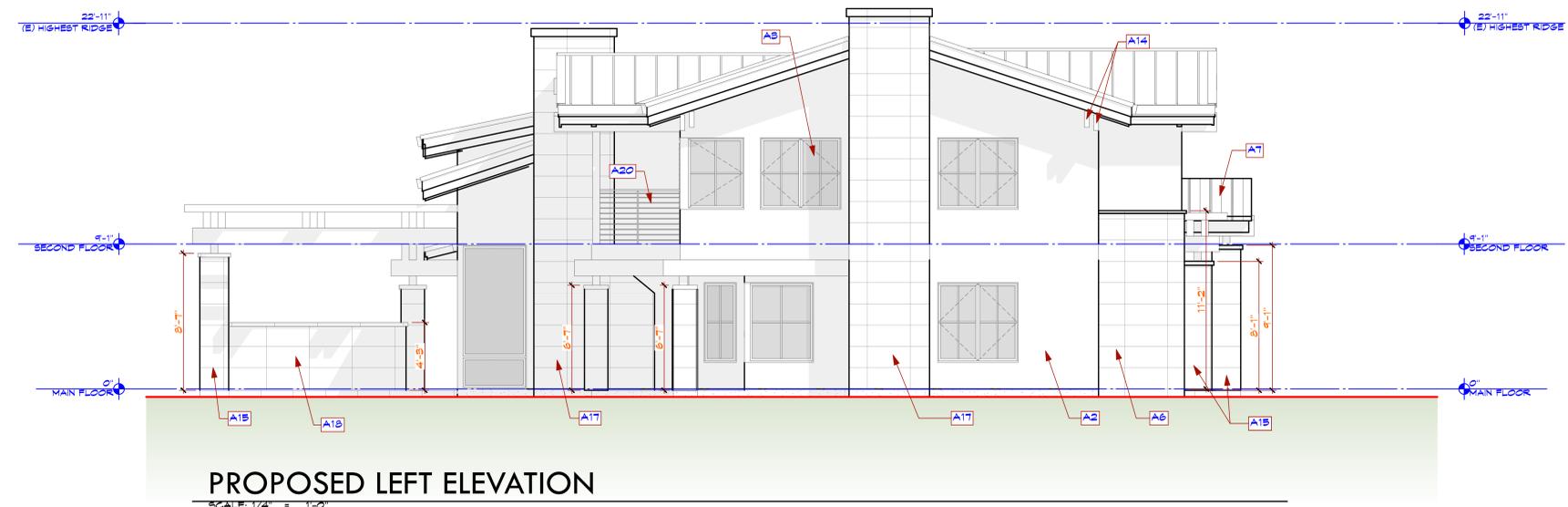
INTERIOR DOOR SCHEDULE

DATE: 9/14/23  
 SCALE: AS SHOWN

SHEET  
**A-10**  
 10 OF -



**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"

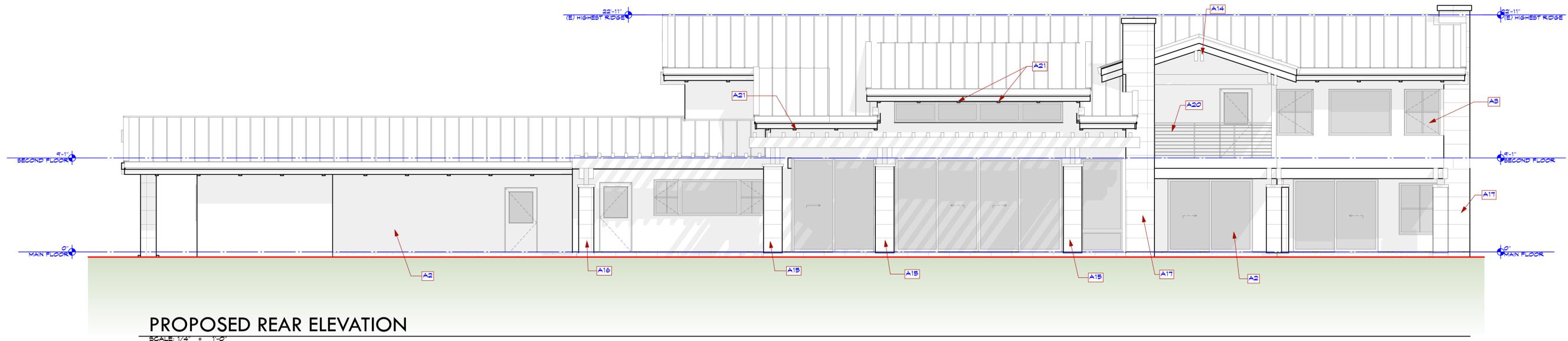
**ELEVATION NOTES**

- A1** (N)STUCCO FINISH  
 7/8" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH,  
 O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING  
 PAPER INSTALLED INDEPENDENTLY
- A2** (N)STUCCO FINISH - NEW SKIM COAT  
 NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO  
 MATCH EXISTING
- A3** (N)ALUMINUM CLAD WOOD FRAME WINDOW  
 ALUMINUM CLAD WOOD FRAME, DBL. GLAZED,  
 THERMALLY BROKEN WINDOWS AND SLIDING DOORS  
 WITH INTERIOR GLAZING TEMPERED
- A4** (N)WOOD COLUMN W/STONE VENEER  
 18"X18" WOOD FRAME COLUMN W/FIELDSTONE  
 VENEER FULL HEIGHT.
- A5** (N)METAL SECTIONAL OVERHEAD GAR. DR.  
 METAL CUSTOM OVERHEAD SECTIONAL GARAGE  
 DOOR W/TEMPERED LITES. GARAGE DOOR SHALL  
 OVERLAP JAMBS & HEADER WITH A GAP NOT MORE  
 THAN 1/8" PER CRC SECTION R357.8.412
- A6** (N) FIELDSTONE VENEER  
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S  
 SPECS & INSTRUCTS.
- A7** STANDING SEAM ROOF  
 CLASS A ROOF ASSEMBLY PER UL 190, STANDING  
 SEAM METAL ROOF ON TITANIUM F61 50"  
 UNDERLAYMENT, INSTALL PER MFR'S. SPECS. &  
 INSTRUCTIONS.
- A8** (N)SLOPED GUTTER  
 5'X4" 26 GA. CORROSION RESISTANT SHEET METAL  
 SLOPED GUTTERS W/ A GUTTER COVER THAT  
 PREVENTS THE ACCUMULATION OF LEAVES AND  
 DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A9** (N)RECTANGULAR METAL GUTTER  
 4'X8" RECTANGULAR 26 GA. CORROSION  
 RESISTANT SHEET METAL GUTTER W/ A GUTTER  
 COVER THAT PREVENTS THE ACCUMULATION OF  
 LEAVES & DEBRIS. COLOR TO MATCH STANDING  
 SEAM ROOF.
- A10** ADDRESS  
 PROPERTY ADDRESS ON FRONT OF HOUSE MIN.  
 4" TALL W/ MIN. 1/2" WIDE STROKES TO CONTRAST  
 WITH BACKGROUND MOUNTED SUCH THAT IT CAN  
 BE SEEN FROM THE STREET.
- A11** ENTRY DOOR  
 SOLID CORE WOOD ENTRY DOOR & SIDELIGHTS,  
 W/ STILES AND RAILS NOT LESS THAN 1 3/4" THICK  
 AND FIELD PANELS NOT LESS THAN 1 1/2" THICK.  
 ALL GLAZING SHALL BE DUAL GLAZED AND  
 TEMPERED
- A12** (N)DOWNSPOUT  
 3'X4" RECTANGULAR METAL DOWNSPOUT
- A13** ARCHED WOOD BARGE RAFTER
- A14** (N)4'X12" DECORATIVE WOOD CORBELS
- A15** 12" SQ. STONE VENEER COLUMN  
 18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE  
 VENEER OVER 6X6 STRUCTURAL POST - SEE  
 STRUCTURAL DRAGS. & CALCULATIONS FOR POST
- A16** 14" SQ. STONE VENEER COLUMN  
 14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE  
 VENEER OVER 6X6 STRUCTURAL POST - SEE  
 STRUCTURAL DRAGS. & CALCULATIONS FOR POST
- A17** (E) FIREPLACE
- A18** 48" H.X12" W. STONE VENEER WALL  
 12"W.X48"H. BOX FRAME COLUMN W/ADHERED 2"  
 STONE VENEER & 3" TH. STONE GAP TO MATCH  
 VENEER
- A19** LOW SLOPE ROOF  
 CLASS A ROOF ASSEMBLY, 50 MIL LB PVC  
 ROOFING O/ 1/4" USG SECUREROCK O/  
 RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION  
 VALUE OVER ROOF AREA FOR MIN. 2% SLOPING  
 O/ FLYWOOD SHTG. APPLY PER MANUF. SPECS &  
 INSTRUCTIONS
- A20** GUARDS  
 PROVIDE 42" H. GUARD WITH BALUSTERS SUCH  
 THAT A 4" Ø SPHERE CANNOT PASS THROUGH.  
 PROVIDE SHOP DRAGS, SPECS, AND CALCS FOR  
 APPROVAL BY ARCHITECT AND BE SUBMITTED TO  
 THE COUNTY OF SANTA CLARA BUILDING  
 DEPARTMENT.  
 CRC R312
- A21** 4X10 FALSE AFTER TAILS  
 4X12 FALSE BEAM TAILS AT 4'-0" O.C. TO  
 MATCH EXISTING BEAMS

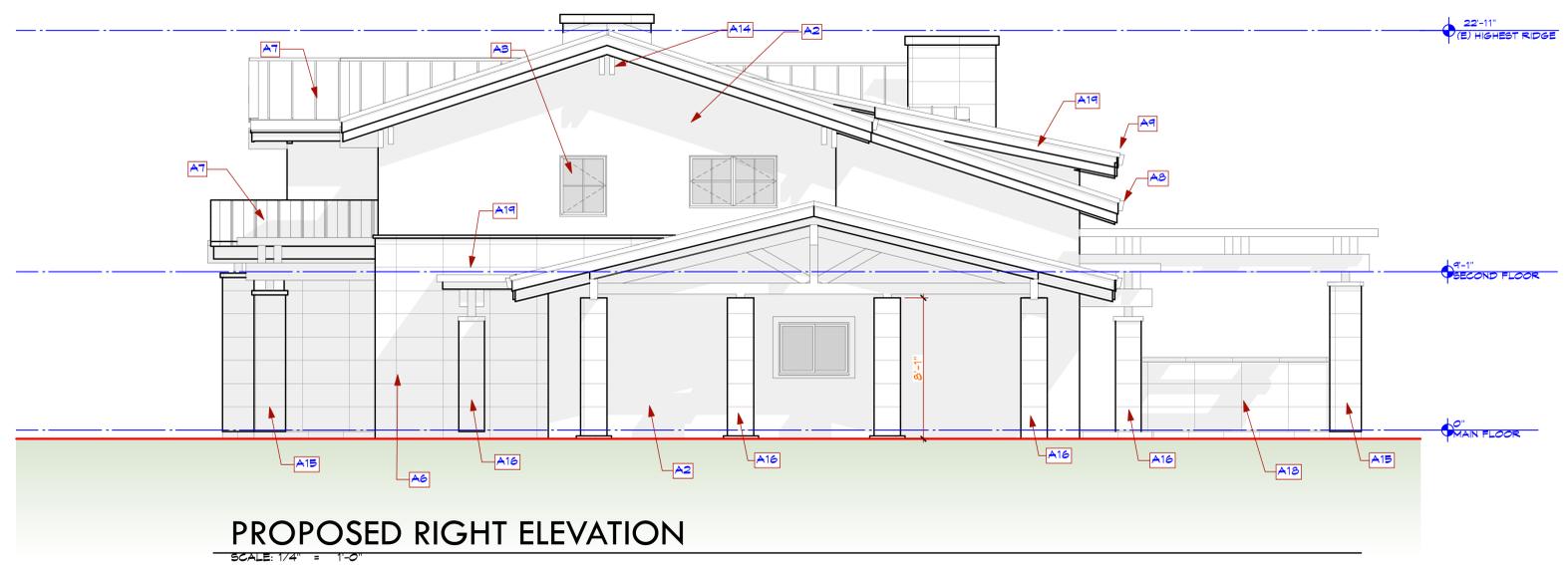
NOTE:  
 All dimensions and conditions shall be as shown on the drawings. Any changes or modifications shall be made in writing and approved by the Architect in advance prior to construction.

**PROPOSED  
 FRONT &  
 LEFT  
 ELEVATIONS**

DATE: 9/14/23  
 SCALE: AS SHOWN  
 SHEET



**PROPOSED REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

- A1** (N)STUCCO FINISH  
 1/2" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH,  
 O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING  
 PAPER INSTALLED INDEPENDENTLY
- A2** (N)STUCCO FINISH - NEW SKIM COAT  
 NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO  
 MATCH EXISTING
- A3** (N)ALUMINUM CLAD WOOD FRAME WINDOW  
 ALUMINUM CLAD WOOD FRAME, DBL. GLAZED,  
 THERMALLY BROKEN WINDOWS AND SLIDING DOORS  
 WITH INTERIOR GLAZING TEMPERED
- A4** (N)WOOD COLUMN W/STONE VENEER  
 18"X18" WOOD FRAME COLUMN W/FIELDSTONE  
 VENEER FULL HEIGHT.
- A5** (N)METAL SECTIONAL OVERHEAD GAR. DR.  
 METAL CUSTOM OVERHEAD SECTIONAL GARAGE  
 DOOR W/TEMPERED LITES. GARAGE DOOR SHALL  
 OVERLAP JAMBS 1 HEADER WITH A GAP NOT MORE  
 THAN 1/8" PER CRC SECTION R307.8.4R2
- A6** (N)FIELDSTONE VENEER  
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S  
 SPECS & INSTRUCTS.
- A7** STANDING SEAM ROOF  
 CLASS 'A' ROOF ASSEMBLY PER UL 190, STANDING  
 SEAM METAL ROOF ON TITANIUM F6150,  
 UNDERLAYMENT, INSTALL PER MFR'S, SPECS, &  
 INSTRUCTIONS.
- A8** (N)SLOPED GUTTER  
 5'X4" 26 GA. CORROSION RESISTANT SHEET METAL  
 SLOPED GUTTERS W/ A GUTTER COVER THAT  
 PREVENTS THE ACCUMULATION OF LEAVES AND  
 DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A9** (N)RECTANGULAR METAL GUTTER  
 4'X3" RECTANGULAR 26 GA. CORROSION  
 RESISTANT SHEET METAL GUTTER W/ A GUTTER  
 COVER THAT PREVENTS THE ACCUMULATION OF  
 LEAVES & DEBRIS. COLOR TO MATCH STANDING  
 SEAM ROOF.
- A10** ADDRESS  
 PROPERTY ADDRESS ON FRONT OF HOUSE MIN.  
 4" TALL W/ MIN. 1/2" WIDE STROKES TO CONTRAST  
 WITH BACKGROUND MOUNTED SUCH THAT IT CAN  
 BE SEEN FROM THE STREET.
- A11** ENTRY DOOR  
 SOLID CORE WOOD ENTRY DOOR & SIDELIGHTS,  
 W/ STILES AND RAILS NOT LESS THAN 1 1/2" THICK  
 AND FIELD PANELS NOT LESS THAN 1 1/2" THICK.  
 ALL GLAZING SHALL BE DUAL GLAZED AND  
 TEMPERED
- A12** (N)DOWNSPOUT  
 3'X4" RECTANGULAR METAL DOWNSPOUT
- A13** ARCHED WOOD BARGE RAFTER
- A14** (N)4'X12" DECORATIVE WOOD CORBELS
- A15** 12" SQ. STONE VENEER COLUMN  
 18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE  
 VENEER OVER 6X6 STRUCTURAL POST - SEE  
 STRUCTURAL DRAGS, & CALCULATIONS FOR POST
- A16** 14" SQ. STONE VENEER COLUMN  
 14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE  
 VENEER OVER 6X6 STRUCTURAL POST - SEE  
 STRUCTURAL DRAGS, & CALCULATIONS FOR POST
- A17** (E) FIREPLACE
- A18** 48" H.X12" W. STONE VENEER WALL  
 12"W.X48"H. BOX FRAME COLUMN W/ADHERED 2"  
 STONE VENEER & 3" TH. STONE CAP TO MATCH  
 VENEER
- A19** LOW SLOPE ROOF  
 CLASS 'A' ROOF ASSEMBLY, 50 MIL LB PVC  
 ROOFING O/ 1/4" USG SECUREROCK O/  
 RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION  
 VALUE OVER ROOF AREA FOR MIN. 2% SLOPING  
 O/ FLYWOOD SHTG. APPLY PER MANUF. SPECS &  
 INSTRUCTIONS
- A20** GUARDS  
 PROVIDE 42" H. GUARD WITH BALUSTERS SUCH  
 THAT A 4" O SPHERE CANNOT PASS THROUGH.  
 PROVIDE SHOP DRAGS, SPECS, AND CALCS FOR  
 APPROVAL BY ARCHITECT AND BE SUBMITTED TO  
 THE COUNTY OF SANTA CLARA BUILDING  
 DEPARTMENT  
 CRC R312
- A21** 4X10 FALSE AFTER TAILS  
 4X12 FALSE BEAM TAILS AT 4'-0" O.C. TO  
 MATCH EXISTING BEAMS

NOTE:  
 The contractor shall verify all dimensions,  
 materials and conditions prior to starting  
 any construction. Any construction  
 shall be in accordance with the approved  
 plans and specifications. The contractor  
 shall be responsible for obtaining all  
 necessary permits.

**PROPOSED  
 REAR &  
 RIGHT  
 ELEVATION**

DATE: 9/14/23  
 SCALE AS SHOWN  
 S H E E T



NOTE: The contractor shall verify all dimensions, site conditions and conditions prior to starting any construction. Any new conditions shall be noted on the drawings and the contractor shall be responsible for any necessary adjustments to the drawings.

**PROPOSED ROOF PLAN**

DATE: 9/14/23

SCALE: AS SHOWN

SHEET

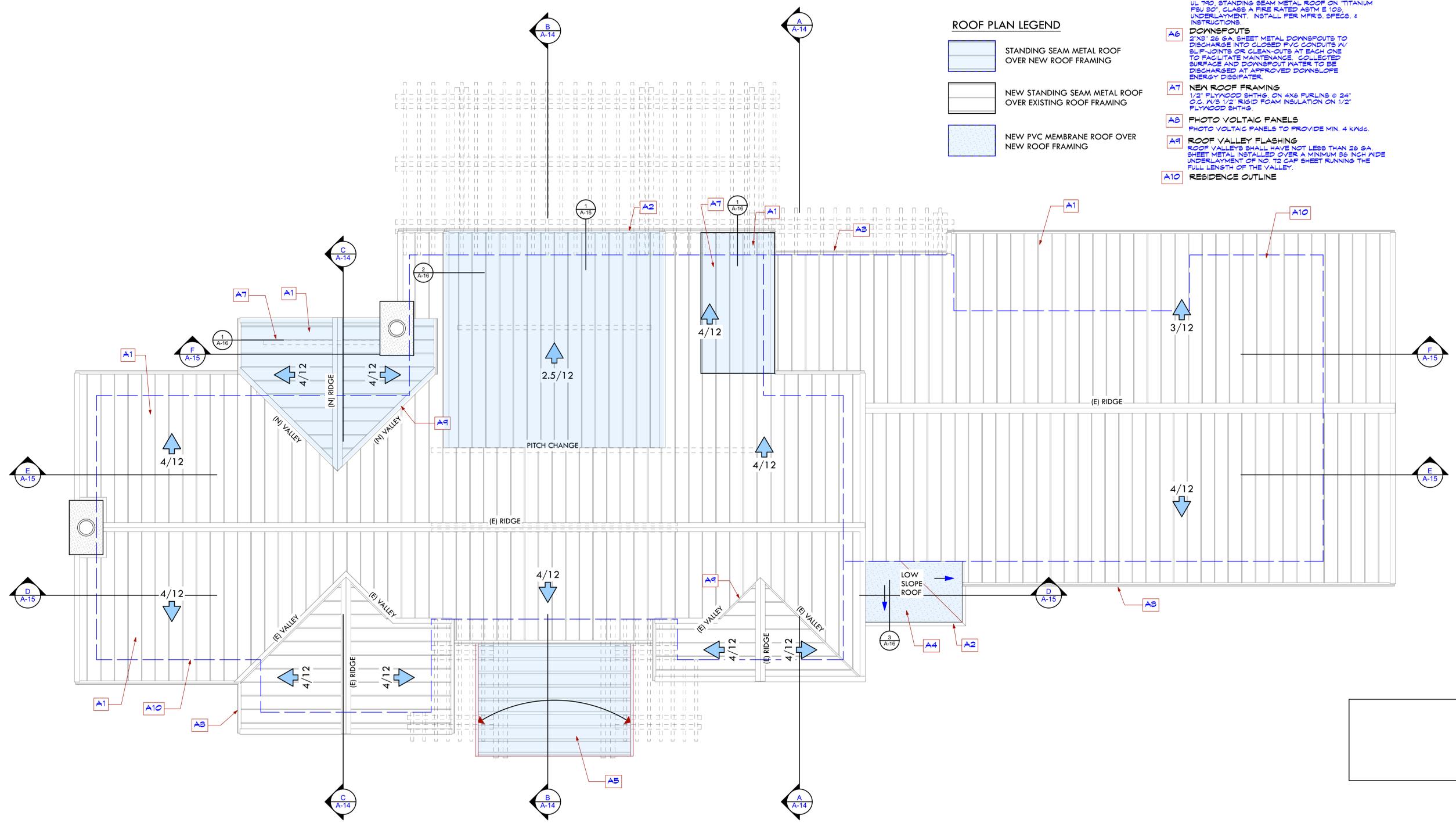
13 OF 13

**ROOF PLAN NOTES**

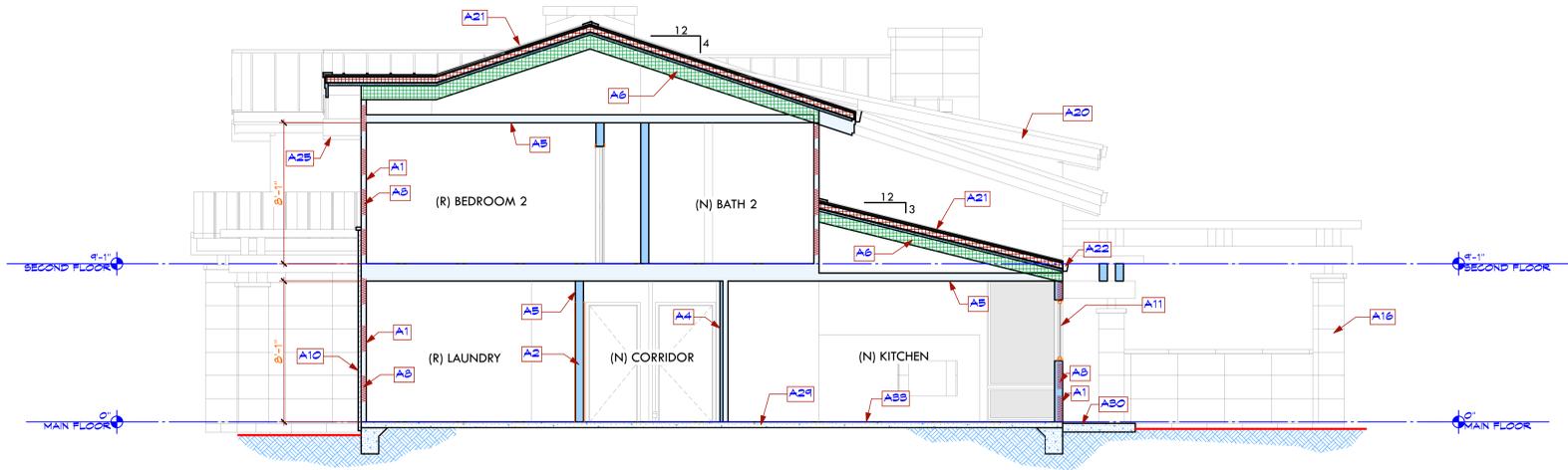
- A1** NEW STANDING SEAM ROOFING  
 CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON TITANIUM FBG 30", CLASS A FIRE RATED ASTM E 108, UNDERLAYMENT, INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A2** RECTANGULAR METAL GUTTER  
 4"x6" RECTANGULAR CORROSION RESISTANT METAL GUTTER w/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS
- A3** SLOPED GUTTER  
 4"x4" SLOPED CORROSION RESISTANT SHEET METAL GUTTERS & 3" O ROUND DOWNSPOUTS w/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS
- A4** LOW SLOPE ROOF  
 CLASS 'A' ROOF ASSEMBLY: 80 MIL IB PVC ROOFING ON 1/4" USG SECURELOCK 2" RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING 0" PLYWOOD SHTS. APPLY PER MANUF. SPECS & INSTRUCTIONS.
- A5** ARCHED STANDING SEAM ROOF  
 ARCHED ROOF w/ CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON TITANIUM FBG 30", CLASS A FIRE RATED ASTM E 108, UNDERLAYMENT, INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A6** DOWNSPOUTS  
 2"x8" 26 GA. SHEET METAL DOWNSPOUTS TO DISCHARGE INTO CLOSED PVC CONDUITS w/ SLIP JOINTS OR CLEAN-OUTS AT EACH ONE TO FACILITATE MAINTENANCE. COLLECTED SURFACE AND DOWNSPOUT WATER TO BE DISCHARGED AT APPROVED DOWNLOPE ENERGY DISSIPATER.
- A7** NEW ROOF FRAMING  
 1/2" PLYWOOD SHTHS. ON 4X6 PURLINS @ 24" O.C. w/ 3 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHTHS.
- A8** PHOTO VOLTAIC PANELS  
 PHOTO VOLTAIC PANELS TO PROVIDE MIN. 4 kWdc.
- A9** ROOF VALLEY FLASHING  
 ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GA. SHEET METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT OF NO. 12 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- A10** RESIDENCE OUTLINE

**ROOF PLAN LEGEND**

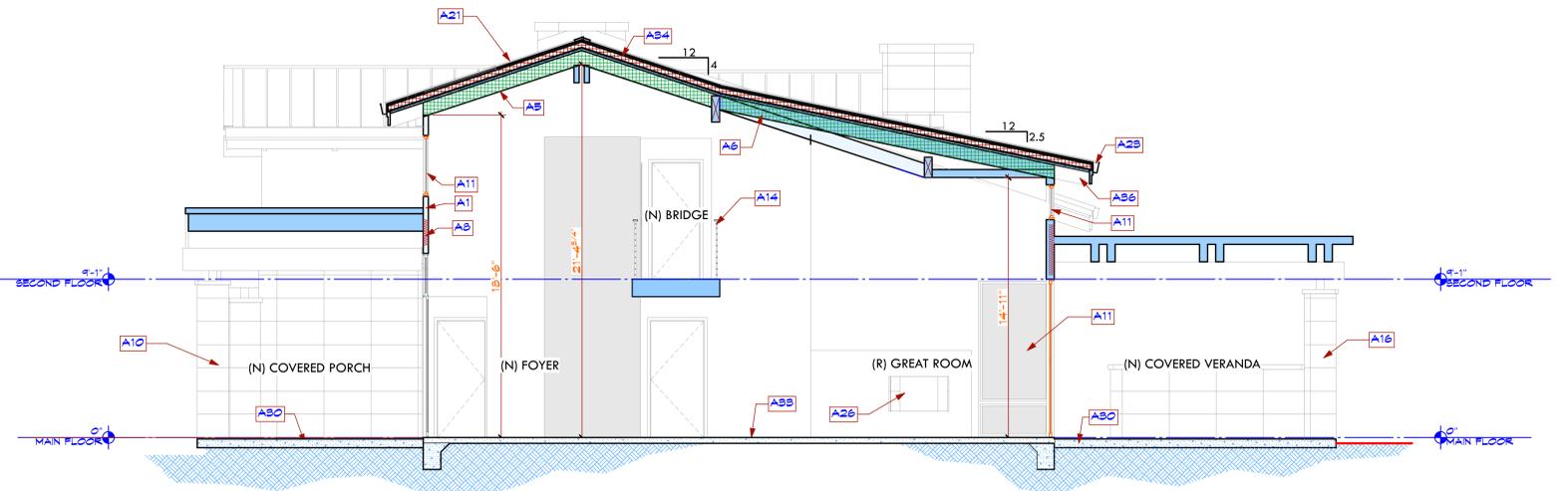
- STANDING SEAM METAL ROOF OVER NEW ROOF FRAMING
- NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF FRAMING
- NEW PVC MEMBRANE ROOF OVER NEW ROOF FRAMING



**PROPOSED ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



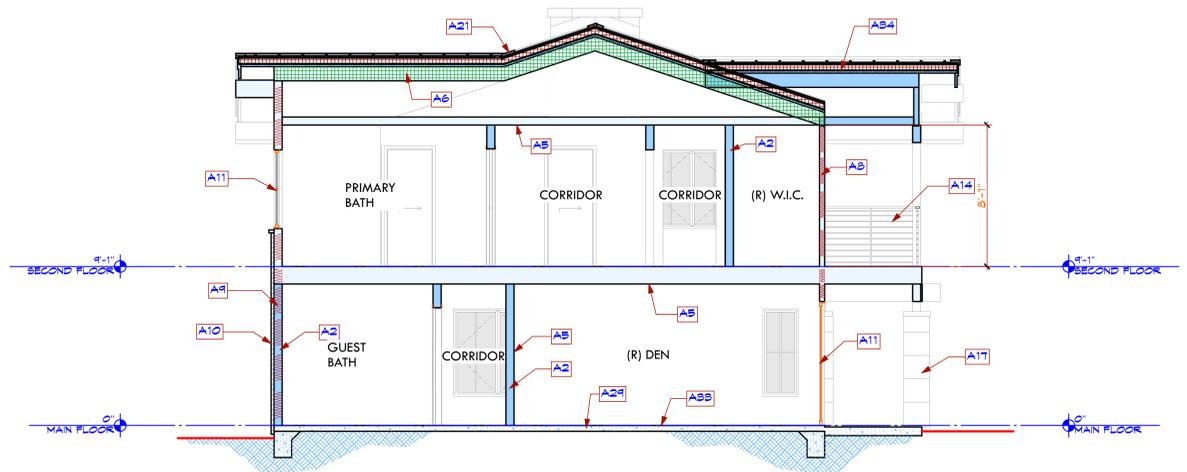
**SECTION A-A**  
 SCALE: 1/4" = 1'-0"



**SECTION B-B**  
 SCALE: 1/4" = 1'-0"

**SECTION NOTES**

- A1 (E)4" NOM. STUD WALL  
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 (N)6" NOM. STUD WALL  
5 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 (N)4" NOM. STUD WALL  
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A4 2" FURRING AT STUD WALL  
PROVIDE 2" FURRING AT EXISTING STUD WALL
- A5 (N)5/8" GYP. BOARD  
PROVIDE 5/8" GYP. BD. AT NEA WALLS AND CEILINGS TYP.
- A6 OPEN-CELL SPRAY FOAM INSULATION  
OPEN-CELL SPRAY FOAM INSULATION, "CLASSIC PLUS" BY HUNTSMAN, R VALUE = 4.0/INCH, ICC ESR-1826; APPLIED DIRECTLY TO THE BOTTOM OF THE ROOF/DECK SHING. PROVIDE MIN. 1 1/2" INSULATION TO PROVIDE R-30 INSULATION VALUE. DO NOT APPLY ANY CLASS I VAPOR RETARDERS ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER SPACE. MAINTAIN 3" CLR. MIN. TO TC-RATED LIGHTS BY BOXING AROUND FIXTURE WITH 1/2" PLYWOOD AND RIGID INSULATION.
- A7 R-19 FLOOR INSULATION  
VERIFY OR PROVIDE R-19 BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDFH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A8 R-15 WALL INSULATION  
VERIFY OR PROVIDE R-15 HIGH DENSITY BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDFH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A9 R-21 WALL INSULATION  
R-21 HIGH DENSITY BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDFH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A10 (N) FIELDSTONE VENEER  
ADHERED FIELDSTONE VENEER - APPLY PER MFR'S SPECS & INSTRUCTIONS.
- A11 (N)ALUM. CLAD WOOD FRAME WINDOW  
ALUMINUM CLAD WOOD FRAME, DBL. GLAZED, THERMALLY BROKEN WINDOWS AND SLIDING DOORS WITH INTERIOR GLAZING TEMPERED.
- A12 INTERIOR STAIRS - 1 ST. TO 2ND FL.  
14'-12" WIDE X 4" TH. FLOATING TREADS @ 11 1/2" RUN & 15" OPEN RISERS @ 7 1/8"
- A13 (N)HANDRAIL & BALUSTRADE @ STAIR  
PROVIDE MIN. ONE 1 1/4" TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY AND SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL AND HANDRAIL. WHERE SIDES OF STAIRS ARE OPEN PROVIDE BALUSTERS SUCH THAT A 4 3/8" Ø SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRINGS, SPECS, AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE COUNTY OF SANTA CLARA BUILDING DEPARTMENT, CRO RB12 DEPT.
- A14 (N)METAL GUARDS  
42" H. GUARD W/ HORIZONTAL RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. PROVIDE SHOP DRAWINGS, SPECS, AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE CITY BUILDING DEPT.
- A15 ENTRY DOOR  
ALUMINUM CLAD WOOD FRAME, DBL. GLAZED, THERMALLY BROKEN ENTRY DOOR, WITH FIXED SIDELIGHTS AND TRANSOM ALL GLAZING TEMPERED.
- A16 18" SQ. STONE VENEER COLUMN  
18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRINGS & CALCULATIONS FOR POST.
- A17 14" SQ. STONE VENEER COLUMN  
14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRINGS & CALCULATIONS FOR POST.
- A18 48" H.X12" W. STONE VENEER WALL  
12"X48" H. BOX FRAME COLUMN W/ADHERED 2" STONE VENEER & 8" TH. STONE CAP TO MATCH VENEER.
- A19 ARCHED WOOD BARGE RAFTERS  
LOAN SLOPE ROOF  
CLASS 'A' ROOF ASSEMBLY: 50 MIL IB PVC ROOFING 0/1/4" USG 'SECURELOCK' 0/ RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING 0/PLYWOOD SHTG. APPLY PER MANUF. SPECS & INSTRUCTIONS.
- A20 STANDING SEAM ROOF  
CLASS 'A' ROOF ASSEMBLY PER UL T90 STANDING SEAM METAL ROOF ON TITANIUM F80 30" UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A21 (N)SLOPED GUTTER  
3X6 26 GA. CORROSION RESISTANT SHEET METAL SLOPED GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A22 (N)RECTANGULAR METAL GUTTER  
4X6 RECTANGULAR 26 GA. CORROSION RESISTANT SHEET METAL GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A23 (N)DOWNSPOUT  
3X4 RECTANGULAR METAL DOWNSPOUT
- A24 (N)4"X12" DECORATIVE WOOD CORBELS
- A25 (E) FIREPLACE
- A26 (N)STUCCO FINISH  
1 1/2" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH, 0/ METAL LATH 0/ (2) LAYERS GRADE D BUILDING PAPER INSTALLED INDEPENDENTLY.
- A27 (N)STUCCO FINISH - NEW SKIM COAT  
NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO MATCH EXISTING.
- A28 (E) CONCRETE SLAB  
NEW CONCRETE SLAB - SEE STRUCTURAL PLANS
- A29 (N) CONCRETE FOOTING  
NEW CONCRETE FOOTING - SEE STRUCTURAL PLANS
- A30 (N) FLOOR FRAMING  
NEW FLOOR FRAMING - SEE STRUCTURAL PLANS
- A31 (N)RADIANT HEATED FLOORS  
NEW MARBBOARD RADIANT FLOOR SYSTEM OVER EXISTING CONCRETE FLOORS. APPLY PER MFR'S INSTRUCTIONS AND SPECIFICATIONS.
- A32 ROOF ASSEMBLY  
1/2" PLYWOOD SHING. ON 4X6 FURLINS @ 24" O.C. W/ 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHING. TO MATCH EXISTING ROOF ASSEMBLY.
- A33 BARGE RAFTER  
2X10 BARGE RAFTER
- A34 4X10 FALSE AFTER TAILS  
4X10 FALSE BEAM TAILS AT 4'-0" O.C. TO MATCH EXISTING BEAMS.



**SECTION C-C**  
 SCALE: 1/4" = 1'-0"

NOTE: Verify all dimensions, materials and conditions prior to starting work. Any new materials called by field conditions shall be approved by the architect in writing prior to use.

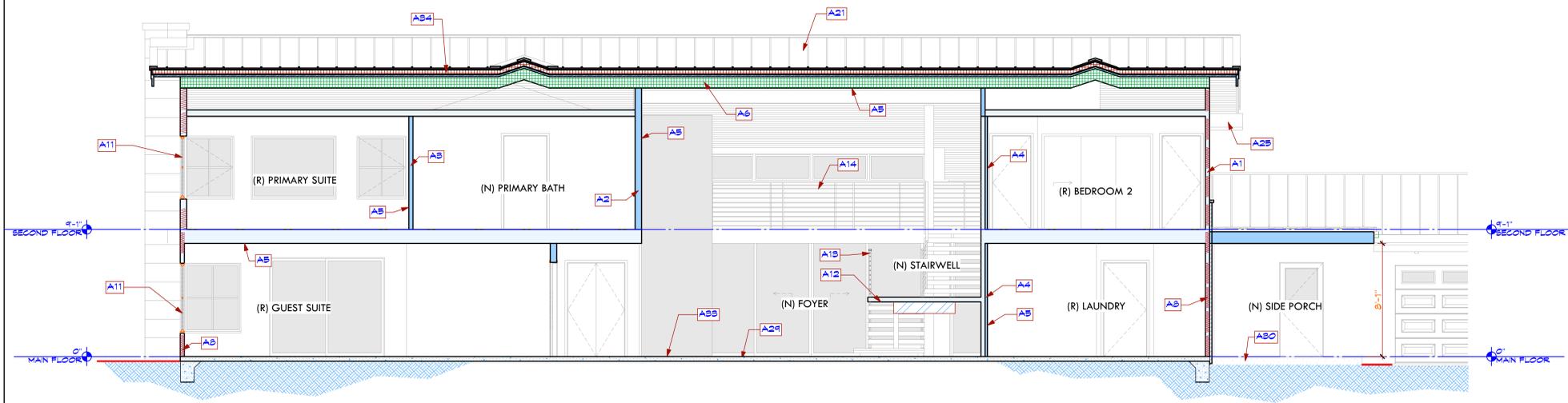
**CROSS SECTIONS**



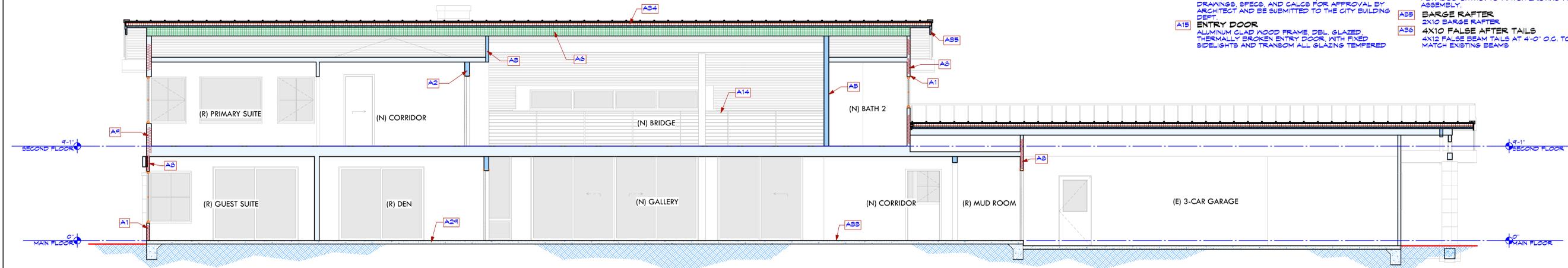
NOTE: The contractor shall verify all dimensions, materials and conditions prior to starting any construction. Any variations shall be noted on the drawings and approved by the architect in writing prior to construction.

**SECTION NOTES**

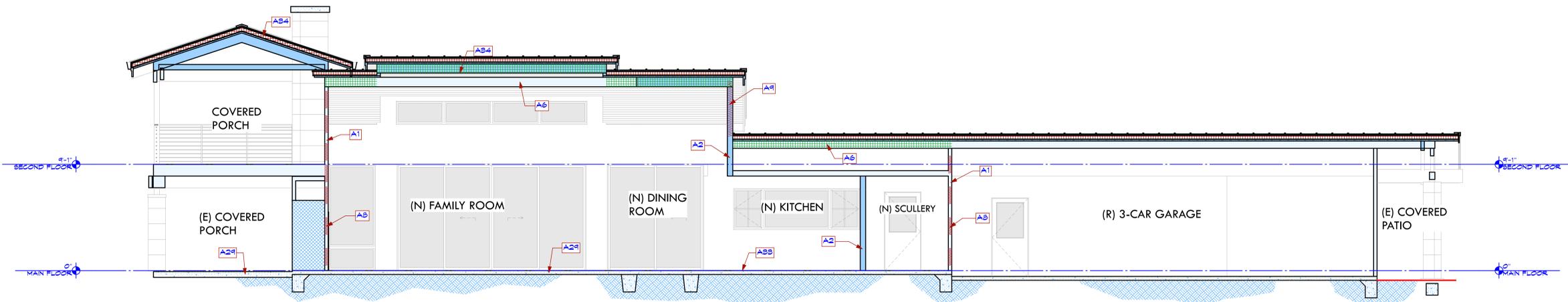
- A1 (E)1/4" NOM. STUD WALL  
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 (N)6" NOM. STUD WALL  
5 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 (N)1/4" NOM. STUD WALL  
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A4 2" FURRING AT STUD WALL  
PROVIDE 2" FURRING AT EXISTING STUD WALL
- A5 (N)5/8" GYP. BOARD  
PROVIDE 5/8" GYP. BD. AT NEW WALLS AND CEILINGS TYP.
- A6 OPEN-CELL SPRAY FOAM INSULATION  
OPEN-CELL SPRAY FOAM INSULATION, "CLASSIC PLUS" BY HUNTSMAN, R-VALUE 4.0 (N) OR R-19 (R) APPLIED DIRECTLY TO THE BOTTOM OF THE ROOF/DECK SHTGS. PROVIDE MIN. 1 1/2" INSULATION TO PROVIDE R-30 INSULATION VALUE. DO NOT APPLY ANY CLASS I VAPOR RETARDERS ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER SPACE. MAINTAIN 3" CLR. MIN. TO 1/2" RATED LIGHTS BY BOXING AROUND FIXTURE WITH 1/2" PLYWOOD AND RIGID INSULATION.
- A7 R-19 FLOOR INSULATION  
VERIFY OR PROVIDE R-19 BATT INSULATION WITH 90% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A8 R-15 WALL INSULATION  
VERIFY OR PROVIDE R-15 HIGH DENSITY BATT INSULATION WITH 90% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A9 R-21 WALL INSULATION  
R-21 HIGH DENSITY BATT INSULATION WITH 90% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE GDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A10 (N) FIELDSTONE VENEER  
ADHERED FIELDSTONE VENEER - APPLY PER MFR'S SPECS & INSTRUCTS.
- A11 (N)ALUM. CLAD WOOD FRAME WINDOW  
ALUMINUM CLAD WOOD FRAME DBL. GLAZED, THERMALLY BROKEN WINDOWS AND SLIDING DOORS WITH INTERIOR GLAZING TEMPERED.
- A12 INTERIOR STAIRS - 1 ST. TO 2ND FL.  
14'-12" WIDE X 4" TH. FLOATING TREADS @ 11 1/2" RUN & 15 OPEN RISERS @ 7 1/2"
- A13 (N)HANDRAIL & BALUSTRADE @ STAIR  
PROVIDE MIN. ONE 1 1/2" TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY AND SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL AND HANDRAIL. WHERE SIDES OF STAIR ARE OPEN PROVIDE BALUSTERS SUCH THAT A 4 3/8" SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRAGS, SPECS, AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE COUNTY OF SANTA CLARA BUILDING DEPARTMENT, CRC R312.
- A14 (N)METAL GUARDS  
42" H. GUARD W/ HORIZONTAL RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. PROVIDE SHOP DRAWINGS, SPECS, AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE CITY BUILDING DEPT.
- A15 ENTRY DOOR  
ALUMINUM CLAD WOOD FRAME DBL. GLAZED, THERMALLY BROKEN ENTRY DOOR, WITH FIXED SIDELIGHTS AND TRANSOM ALL GLAZING TEMPERED.
- A16 18" SQ. STONE VENEER COLUMN  
18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRGS. & CALCULATIONS FOR POST.
- A17 14" SQ. STONE VENEER COLUMN  
14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRGS. & CALCULATIONS FOR POST.
- A18 48" H.X12" W. STONE VENEER WALL  
12"X48" H. BOX FRAME COLUMN W/ADHERED 2" STONE VENEER & 3" TH. STONE CAP TO MATCH VENEER.
- A19 ARCHED WOOD BARGE RAFTERS  
ARCHED WOOD BARGE RAFTERS
- A20 LOW SLOPE ROOF  
CLASS 'A' ROOF ASSEMBLY: 50 MIL IB PVC ROOFING @ 1/4" US9 SECUREROCK ON RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING @ PLYWOOD SHTGS. APPLY PER MANUF. SPECS & INSTRUCTIONS.
- A21 STANDING SEAM ROOF  
CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON "TITANIUM F80 50" UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A22 (N)SLOPED GUTTER  
5"X4" 26 GA. CORROSION RESISTANT SHEET METAL SLOPED GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A23 (N)RECTANGULAR METAL GUTTER  
4"X6" RECTANGULAR 26 GA. CORROSION RESISTANT SHEET METAL GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A24 (N)DOWNSPOUT  
3"X4" RECTANGULAR METAL DOWNSPOUT
- A25 (N)4"X12" DECORATIVE WOOD CORBELS
- A26 (E) FIREPLACE
- A27 (N)STUCCO FINISH  
1/8" STUCCO FINISH INTEGRAL COLOR COAT, SMOOTH, O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING PAPER INSTALLED INDEPENDENTLY.
- A28 (N)STUCCO FINISH - NEW SKIM COAT  
NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO MATCH EXISTING.
- A29 (E) CONCRETE SLAB
- A30 (N) CONCRETE SLAB  
NEW CONCRETE SLAB - SEE STRUCTURAL PLANS
- A31 (N) CONCRETE FOOTING  
NEW CONCRETE FOOTING - SEE STRUCTURAL PLANS
- A32 (N) FLOOR FRAMING  
NEW FLOOR FRAMING - SEE STRUCTURAL PLANS
- A33 (N)RADIANT HEATED FLOORS  
NEW WARMBOARD RADIANT FLOOR SYSTEM OVER EXISTING CONCRETE FLOORS. APPLY PER MFR'S INSTRUCTIONS AND SPECIFICATIONS.
- A34 ROOF ASSEMBLY  
1/2" PLYWOOD SHTGS. ON 4X6 FURLINS @ 24" O.C. W/ 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHTGS. TO MATCH EXISTING ROOF ASSEMBLY.
- A35 BARGE RAFTER  
2X10 BARGE RAFTER
- A36 4X10 FALSE BEAM TAILS  
4X10 FALSE BEAM TAILS AT 4'-0" O.C. TO MATCH EXISTING BEAMS.



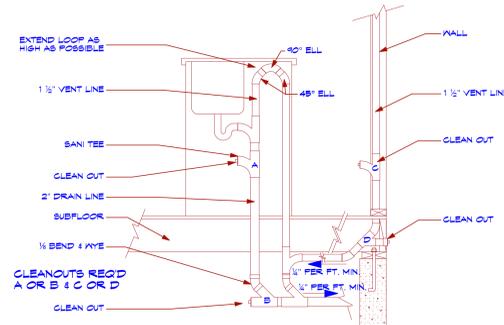
**SECTION D-D**  
 SCALE: 1/4" = 1'-0"



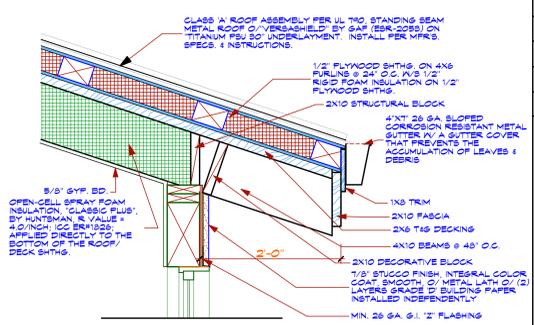
**SECTION E-E**  
 SCALE: 1/4" = 1'-0"



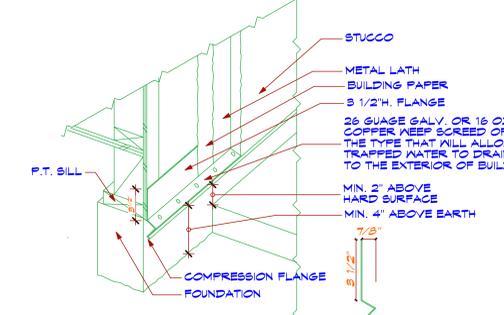
**SECTION F-F**  
 SCALE: 1/4" = 1'-0"



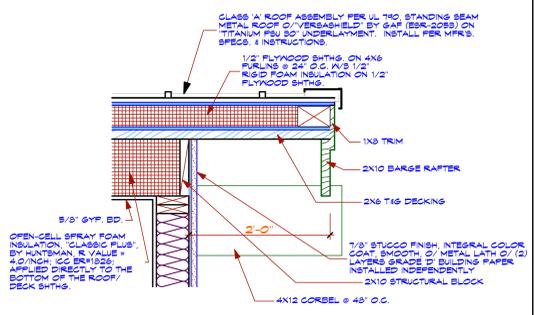
**4 ISLAND SINK VENT DETAIL**  
SCALE 3/4" : 1' - 0"



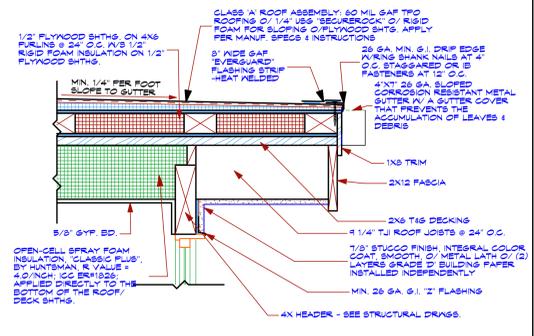
**1 STANDING SEAM EAVE DETAIL**  
SCALE 1" : 1' - 0"



**5 WEEP SCREEN**  
SCALE 1 1/2" = 1' - 0"



**2 STANDING SEAM RAKE DETAIL**  
SCALE 1" : 1' - 0"



**3 LOW SLOPE ROOF EAVE DETAIL**  
SCALE 1" : 1' - 0"

REVISIONS


**KOHLSAAT & ASSOCIATES**  
1 UNIVERSITY AVE. 1<sup>ST</sup> FLOOR, LOS GATOS, CA 95028 • (408) 398-8888  
REGISTERED ARCHITECT • REGISTERED INTERIOR DESIGNER • STATE OF CALIFORNIA

A REMODEL TO THE:  
**THE SCHNAGER RESIDENCE**  
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE:  
The contractor shall verify all dimensions, site conditions and conditions prior to starting work. Any corrections shall be made and the contractor shall be responsible for any errors or omissions. The contractor shall be responsible for any errors or omissions.





**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Schwager Residence  
 Calculation Date/Time: 2023-07-11T08:12:06-07:00  
 Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

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GENERAL INFORMATION	
01	Project Name: Schwager Residence
02	Run Title: Title 24 Analysis
03	Project Location: 15350 Blackberry Hill Road
04	City: Los Gatos
05	Standards Version: 2022
06	Zip Code: 95030
07	Software Version: EnergyPro 9.1
08	Climate Zone: 4
09	Front Orientation (deg/ Cardinal): 156
10	Building Type: Single Family
11	Number of Dwelling Units: 1
12	Project Scope: Addition and/or Alteration
13	Number of Bedrooms: 4
14	Addition Cond. Floor Area (ft²): 246
15	Number of Stories: 2
16	Existing Cond. Floor Area (ft²): 3931
17	Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft²): 4177
19	Glazing Percentage (%): 24.75%
20	ADU Bedroom Count: n/a

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CIC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 223-P10043048-000-000-0000000-0000  
 Registration Date/Time: 2023-07-11 08:18:51  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901

HERS Provider: CaCERTS Inc.  
 Report Generated: 2023-07-11 08:12:45

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 Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

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ZONE INFORMATION										
01	02	03	04	05	06	07	08	09	10	11
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status				
Remodeled First Floor	Conditioned	Radiant Floor Heating	2634	11.7	DHW Sys 1	Existing Unchanged				
Entire First Floor Addit	Conditioned	Radiant Floor Heating	96	8	DHW Sys 1	New				
Remodeled Second Floor	Conditioned	FAU + A/C2	1297	10.18	DHW Sys 1	Existing Unchanged				
Entire Second Floor Addit	Conditioned	FAU + A/C2	150	10.18	DHW Sys 1	New				

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
FWall/A	Remodeled First Floor	R-15 Wall	156	Front	850	138.9	90	none	Altered	No
FWall/A	Remodeled First Floor	R-15 Wall	246	Left	514.9	91	90	none	Altered	No
BWall/A	Remodeled First Floor	R-15 Wall	336	Back	904.5	464.6	90	none	Altered	No
RWall/A	Remodeled First Floor	R-15 Wall	66	Right	204.2	0	90	none	Altered	No
FWall	Entire First Floor Addit	R-15 Wall	156	Front	70.6	20	90	Ex. w/ Siding	New	n/a
FWall/A	Remodeled Second Floor	R-15 Wall	156	Front	280.3	54	90	none	Altered	No
LWall/A	Remodeled Second Floor	R-15 Wall	246	Left	305.3	60.8	90	none	Altered	No
BWall/A	Remodeled Second Floor	R-15 Wall	336	Back	306	78.5	90	none	Altered	No
RWall/A	Remodeled Second Floor	R-15 Wall	66	Right	265.5	24.3	90	none	Altered	No

Registration Number: 223-P10043048-000-000-0000000-0000  
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 Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

CF1R-PRF-01E  
(Page 7 of 14)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition					
14/16	Window	FWall/A	Left	246	1	46	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
10/18/30	Window	BWall/A	Back	336	1	89.6	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
09/011/012/13/015/017	Window	BWall/A	Back	336	1	375	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
03	Window	FWall	Front	156	1	20	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
27/38	Window	FWall/A	Front	156	1	54	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
35-37	Window	BWall/A	Left	246	1	60.8	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
32-34	Window	BWall/A	Back	336	1	58.5	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
031	Window	BWall/A	Back	336	1	30	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
28	Window	RWall/A	Right	66	1	9.3	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
29	Window	RWall/A	Right	66	1	15	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
39-41	Window	FWall2	Front	156	1	45.6	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
04	Partition Walls	20	0.5	New	n/a

Registration Number: 223-P10043048-000-000-0000000-0000  
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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 Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

CF1R-PRF-01E  
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kWh/m²-yr)	Standard Design TDV Energy (EDR2) (kWh/m²-yr)	Proposed Design Source Energy (EDR1) (kWh/m²-yr)	Proposed Design TDV Energy (EDR2) (kWh/m²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	30.51	0	23.02	0	7.49
Space Cooling	0	26.45	0	22.65	0	3.8
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	10.97	0	13.7	0	-2.73
Solar Utilization/Flexibility Credit						
Efficiency Compliance Total	0	67.93	0	59.37	0	8.56
Photovoltaics	0	0	0	0	0	0
Battery						
Flexibility						
Indoor Lighting	0	6.42	0	6.42	0	0
Appl. & Cooking	0	10.9	0	10.89	0	0.01
Plug Loads	0	15.88	0	15.88	0	0
Outdoor Lighting	0	1.62	0	1.62	0	0
TOTAL COMPLIANCE	0	102.75	0	94.18	0	8.56

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CF1R-PRF-01E  
(Page 5 of 14)

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
FWall2	Entire Second Floor Addit	R-15 Wall	156	Front	156.9	45.6	90	Ex. w/ Siding	New	n/a
LWall2	Entire Second Floor Addit	R-15 Wall	246	Left	41.4	0	90	Ex. w/ Siding	New	n/a
FWall2	Entire Second Floor Addit	R-15 Wall	66	Right	73.4	0	90	Ex. w/ Siding	New	n/a
Partition Wall/A	Remodeled First Floor - Garage	R-15 Wall	n/a	n/a	134.8	0	n/a	none	Altered	No
Partition Wall	Entire First Floor Addit - Remodeled First Floor	R-21 Wall	n/a	n/a	1	0	n/a	none	New	n/a
Partition Wall2	Entire First Floor Addit - Remodeled First Floor	R-21 Wall	n/a	n/a	1	0	n/a	none	New	n/a
Partition Wall3	Entire First Floor Addit - Garage	R-15 Wall	n/a	n/a	87.4	20	n/a	none	New	n/a
Partition Wall4	Entire Second Floor Addit - Remodeled Second Floor	R-15 Wall	n/a	n/a	1	0	n/a	none	New	n/a
Raised Floor	Remodeled Second Floor	R-19 Floor No Crawlspace1	n/a	n/a	64	n/a	n/a	none	Altered	No
Partition Floor/A	Entire Second Floor Addit	R-19 Floor No Crawlspace	n/a	n/a	1233	n/a	n/a	none	New	n/a
Partition Floor/A	Entire Second Floor Addit	R-19 Floor No Crawlspace	n/a	n/a	150	n/a	n/a	none	New	n/a
FWall/E	Garage	R-0 Garage Wall	156	Front	306	0	90	none	Existing	No
LWall/E	Garage	R-0 Garage Wall	246	Left	53.6	0	90	none	Existing	No
BWall/E	Garage	R-0 Garage Wall	336	Back	306	0	90	none	Existing	No

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 Schema Version: rev 20220901

HERS Provider: CaCERTS Inc.  
 Report Generated: 2023-07-11 08:12:45

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Schwager Residence  
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SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade/E	Remodeled First Floor	2634	232	none	0	80%	No	New	n/a
Slab-on-Grade	Entire First Floor Addit	96	8.8	none	0	80%	No	New	n/a
Slab-on-Grade/E	Garage	960	107.7	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continues R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.339	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/Heating/Decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board

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ENERGY USE INTENSITY				
Standard Design (kWh/m²-yr)	Proposed Design (kWh/m²-yr)	Compliance Margin (kWh/m²-yr)	Margin Percentage	
Gross EUI¹	16.54	15.21	1.33	8.04
Net EUI²	16.54	15.21	1.33	8.04

Notes:  
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
 • Non-standard duct location (any location other than attic)  
 • Recirculating with demand control, occupancy/motion sensor

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Required EDI's and CFI's are required to be completed in the HERS Registry.  
 • Kitchen range hood  
 • Minimum Airflow  
 • Fan Efficiency Warts/CFM  
 • Duct leakage testing  
 • Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Schwager Residence	4177	1	4	4	0	1

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OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Area (ft²)	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (ft in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof/A	Remodeled First Floor	R-30 Roof	0	n/a	1319.4	0	4	0.1	0.85	No	Altered	No	
Roof	Entire First Floor Addit	R-30 Roof	0	n/a	101.3	0	5	0.1	0.85	No	New	n/a	
Roof2/A	Remodeled Second Floor	R-30 Roof	0	n/a	1367.9	0	4	0.1	0.85	No	Altered	No	
Roof2	Entire Second Floor Addit	R-30 Roof	0	n/a	158.2	0	4	0.1	0.85	No	New	n/a	
Roof3/E	Garage	R-0 Garage Roof	0	n/a	1012.5	0	4	0.1	0.85	No	Existing	No	

THIS SET OF DRAWINGS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CONTRACT DOCUMENTS AND THE CALIFORNIA MECHANICAL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01E  
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Project Name: Schwager Residence Calculation Date/Time: 2023-07-11T08:12:06-07:00  
 Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Hydronic	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
DHW Heater 1	Gas	Commercial Storage	1	80	TE	0.95	Btu/Hr	155000	0	0.0102000		New	n/a	

01	02	03	04	05
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power (W)
DHW Sys 1	1	1.5	Conditioned	0

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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 Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge
Cooling Component 2-hrs-cool	Required	350	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Supply Return	Supply Return	Surface Area	Bypass	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts	
Air Distribution System 2	Conditioned space	Non-Verified	R-6	R-6	Con. dtdio med. Zon e	Con. dtdio med. Zon e	n/a	n/a	No Bypass Duct	Sealed and Tilled	New	n/a	Air Distribution System 2-hrs-dist	No	

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 2-hrs-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a

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Project Name: Schwager Residence Calculation Date/Time: 2023-07-11T08:12:06-07:00  
 Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Radiant Floor Heating1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	n/a	Setback	New	No	
FAU + A/C2	Heating and cooling system other	Heating Component 2	1	Cooling Component 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No	

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Combined hydronic	1	AJUE-95
Heating Component 2	Central gas furnace	1	AJUE-92

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1	n/a	n/a	n/a	Not Zonal	Single Speed	n/a
Cooling Component 2	Central split AC	1	EER2/SEER2	11.7	14	Not Zonal	Single Speed	Cooling Component 2-hrs-cool

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Project Name: Schwager Residence Calculation Date/Time: 2023-07-11T08:12:06-07:00  
 Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hrs-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 2-hrs-fan	Required	0.45

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 Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner Documentation Author Signature: *Michael Hafner*

Company: Monterey Energy Group Signature Date: 2023-07-11 08:13:27

Address: 26465 Carmel Rancho Blvd. #8 CEA/HERS Certification Identification (if applicable): R19-18-30020

City/State/Zip: Carmel, CA 93923 Phone: 831-372-8328

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency. Not applicable with this building systems application.

Responsible Designer Name: Jerry Lindicum Responsible Designer Signature: *Jerry Lindicum*

Company: Kohlsaat & Associates Date Signed: 2023-07-11 08:18:51

Address: 51 University Ave, Ste L License: NA

City/State/Zip: Los Gatos, CA 95030 Phone: 408-395-2555

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registered Provider responsibility for the accuracy of the information.

Registration Number: 223-P1100430448-000-000-000000-0000 Registration Date/Time: 2023-07-11 08:18:51 HERS Provider: CalCERTS Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-11 08:12:45  
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REVISIONS: BY:

**MONTEREY ENERGY GROUP**  
 Consulting Mechanical Engineering  
 26465 Carmel Rancho Blvd., Suite 8, Carmel, CA 93923  
 831-372-8328 VOICE www.montereyenergygroup.com  
 831-359-4173 FAX cal@meg.com

**SCHWAGER RESIDENCE**

15950 BLACKBERRY HILL ROAD  
 LOS GATOS, CA 95030

**ENERGY COMPLIANCE**

DATE: 7/11/2023  
 SCALE: AS NOTED  
 DRAWN: MEG  
 CHECKED:  
 CHECKED:  
 FILE NAME:  
 SHEET:  
**T-2**  
 SHEET OF SHEETS

1. ALL CITY ORDINANCES AND REGULATIONS ARE INCORPORATED BY REFERENCE INTO THESE MEASURES. 2. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. 3. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. 4. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Building Envelope, Fireplaces, Space Conditions, and Water Heating and Plumbing Systems.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Clearances, Liquid Line Drains, Water Piping, Gas or Propane Water Heating Systems, Ducts and Fans, and Factory-Fabricated Duct Systems.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Light Sources, Energy Management Control Systems, Independent Controls, and Electric and Energy Storage Ready.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, and Pool and Spa Systems and Equipment.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, Electric Clothes Dryer Ready, and Electric Clothes Dryer Ready.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, Electric Clothes Dryer Ready, and Electric Clothes Dryer Ready.

REVISIONS: BY: Table with 2 columns. MONTEREY ENERGY GROUP logo and contact information. SCHWAGER RESIDENCE vertical text. DATE: 7/11/2023, SCALE: AS NOTED, DRAWN: MEG, CHECKED: MEG, FILE NAME: T-3, SHEET OF SHEETS.



COUNTY OF SANTA CLARA
2022 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italic.
- Designer to cross out items that are not applicable to the project.
- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature, Date). Includes sections for Planning and Design, Energy Efficiency, and Water Efficiency & Conservation.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature, Date). Includes sections for Material Conservation & Resource Efficiency and Environmental Quality.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature, Date). Includes sections for Environmental Quality and Installer and Special Inspector Qualifications.

TABLE 4.504.5 FORMALDEHYDE LIMITS' Maximum Formaldehyde Emissions in Parts per Million

Table with 2 columns: PRODUCT and CURRENT LIMIT. Lists products like Hardwood plywood veneer core, Hardwood plywood composite core, Particleboard, etc.

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93130.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (3 mm).

TABLE 4.504.1 ADHESIVE VOC LIMITS' Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: ARCHITECTURAL APPLICATIONS and VOC LIMIT. Lists applications like Indoor carpet adhesives, Carpet pad adhesives, etc.

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: SEALANTS and VOC LIMIT. Lists sealant types like Architectural, Marine deck, Nonmembrane roof, etc.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS' Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

Table with 2 columns: COATING CATEGORY and VOC LIMIT. Lists categories like Flat coatings, Nonflat coatings, Specialty Coatings, etc.

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Form fields for Project Name, Job #, Project Manager, Waste Hauling Company, and Contact Name. Includes a legend for Hauling Company, Sorting Facility Name and Location, and Disposal Service Company.

All Subcontractors shall comply with the project's Construction Waste Management Plan. All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to the provisions of the project agreement, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withhold payment, as deemed appropriate.

- 1. The project's overall rate of waste diversion will be \_\_\_\_%.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. \_\_\_\_ will provide a commingled drop box at the jobsite for most of the construction waste.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented.

Notes:
1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.

- 8. \_\_\_\_ will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. \_\_\_\_ will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. \_\_\_\_ monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project.
9. In the event that \_\_\_\_ does not service any or all of the debris boxes on the project, the \_\_\_\_ will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
10. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide \_\_\_\_ weight and waste diversion data for their debris boxes.
11. Debris from jobsite office and meeting rooms will be collected by \_\_\_\_ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Form for Construction Waste Management (CWM) Worksheet. Includes fields for Project Name, Job Number, Project Manager, Waste Hauling Company, and a table for Waste Material Type, Commingled and Sorted Off Site, Source Separated on Site, and Projected Diversion Rate.

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Form fields for Project Name, Job Number, Project Manager, and Waste Hauling Company.

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

Table with 4 columns: DATE, SUBCONTRACTOR COMPANY NAME, FOREMAN NAME, SIGNATURE. Includes a section for Project Information.

Project Information

A REMODEL TO THE: THE SCHWAGER RESIDENCE 15950 BLACKBERRY HILL ROAD, LOS GATOS, CA



**CALGREEN 2022 NOTES – MANDATORY REQUIREMENTS:**

**1.** PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

**2.** CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

**3.** FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

**4.** ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

**5.** ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

- A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

**6.** PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

**7.** RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT.

**8.** Not used.

**9.** ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

- 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
- 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
- 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

**11.** DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

**12.** AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

**13.** ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

**14.** AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

**15.** ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

**16.** ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

**17.** AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

**18.** VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

**19.** ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

**20.** WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

**21.** HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

**22.** VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

**23.** CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
- B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

**24.** BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

**25.** EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

Project Information

A REMODEL TO THE:  
**THE SCHWAGER RESIDENCE**  
15950 BLACKBERRY HILL ROAD, LOS GATOS, CA

CALGreen One or Two Family Residential Project Mandatory Requirements  
County of Santa Clara

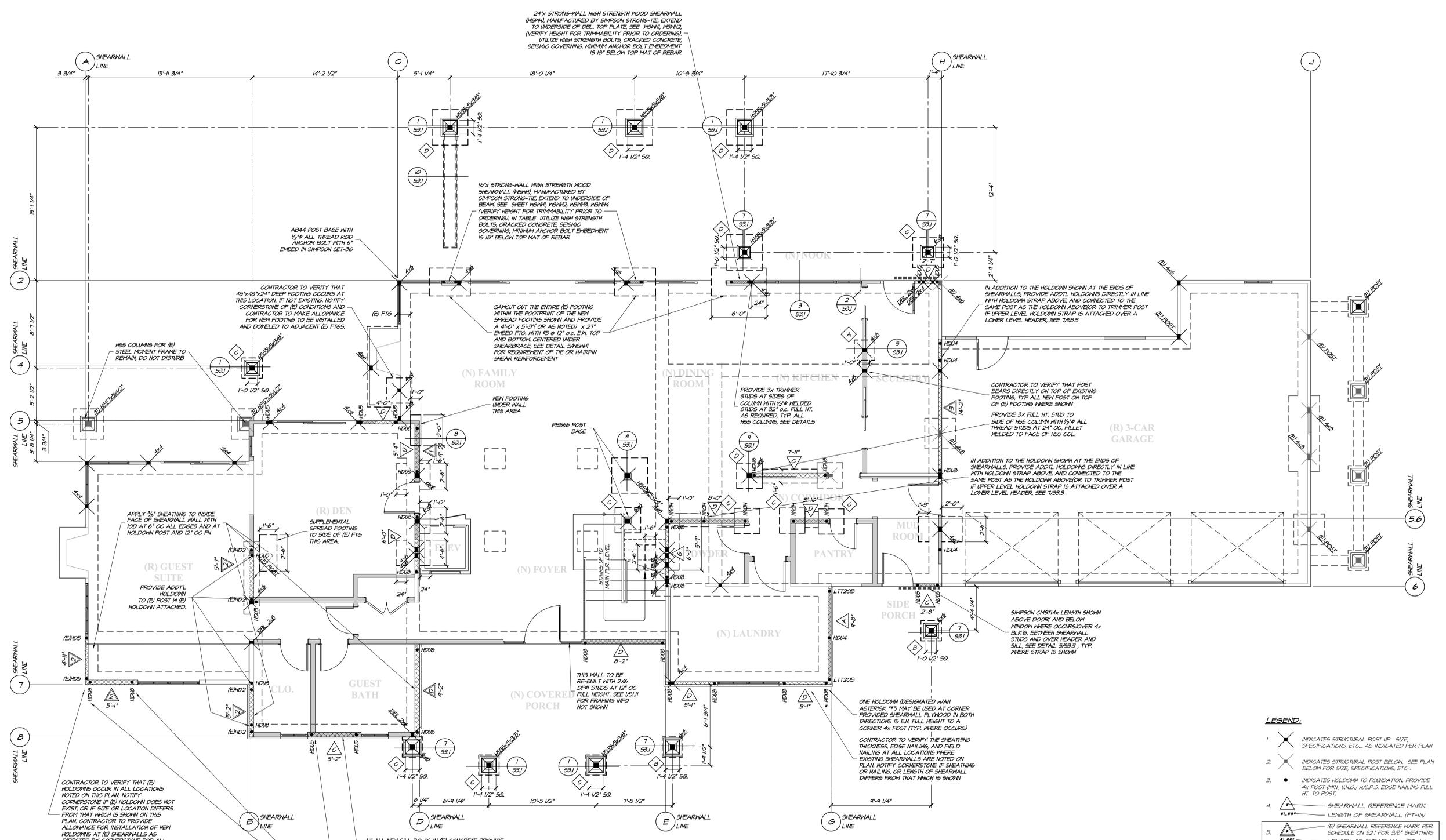


MINIMUM NAILING SCHEDULE (U.N.O.):	
CONNECTION	NAILING
1. JOIST TO FOUNDATION SILL, FLOOR GIRDER OR WALL TOP PLATE, TOENAIL	3-8d COMMON
2. BRIDGINGS TO JOIST, TOENAIL, EACH END	2-8d COMMON
3. 1"x2" SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d COMMON
4. MISER THAN 1"x2" SUB FLOOR TO EACH JOIST, FACE NAIL	3-8d COMMON
5. 2" SUB FLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	2-16d COMMON
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 6" O.C.
7. TOP PLATE TO STUD END NAIL	2-16d COMMON
8. STUD TO SOLE PLATE	4-8d COMMON, TOENAIL OR 2-16d COMMON END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d AT 6" O.C.
11. DOUBLE TOP PLATES, LAP SPICE	8-16d COMMON
12. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	8-16d COMMON
13. JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
14. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d COMMON AT 16" O.C. ALSO AT EACH EDGE
15. CONTINUOUS HEADER, TWO FIELDS	3-8d COMMON
16. CEILING JOISTS TO PLATE, TOENAIL	3-8d COMMON
17. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d COMMON
18. CEILING JOIST OVER OPEN PARTITIONS, FACE NAIL	3-8d COMMON
19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8d COMMON
20. RAFTERS TO PLATE, TOENAIL	3-8d COMMON
21. 1"x2" SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON
22. MISER THAN JOIST SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON
23. BUILT UP CORNER STUDS	16d COMMON AT 24" O.C.
24. BUILT UP GIRDER AND BEAMS, FACE NAIL	20d COMMON AT 32" O.C. AT TOP & BOTTOM STAGGERED ON OPP. SIDES
25. WOOD STRUCTURAL PANELS AND PARTICLEBOARD* SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)*	2-20d AT ENDS AND AT EACH SPICE 16d COMMON AT EACH BEARING
1/2" AND LESS	6d <sup>90</sup>
3/4" AND LESS	8d <sup>90</sup>
1" OR LESS	10d <sup>90</sup> OR 8d <sup>90</sup>
1 1/8" - 1 1/4"	10d <sup>90</sup> OR 8d <sup>90</sup>
1 1/2" - 1 3/4"	10d <sup>90</sup> OR 8d <sup>90</sup>
2" OR LESS	6d <sup>90</sup>
2 1/2" OR LESS	8d <sup>90</sup>
3" OR LESS	10d <sup>90</sup>
3 1/2" OR LESS	12d <sup>90</sup>
4" OR LESS	14d <sup>90</sup>
4 1/2" OR LESS	16d <sup>90</sup>
5" OR LESS	18d <sup>90</sup>
5 1/2" OR LESS	20d <sup>90</sup>
6" OR LESS	22d <sup>90</sup>
6 1/2" OR LESS	24d <sup>90</sup>
7" OR LESS	26d <sup>90</sup>
7 1/2" OR LESS	28d <sup>90</sup>
8" OR LESS	30d <sup>90</sup>
8 1/2" OR LESS	32d <sup>90</sup>
9" OR LESS	34d <sup>90</sup>
9 1/2" OR LESS	36d <sup>90</sup>
10" OR LESS	38d <sup>90</sup>
10 1/2" OR LESS	40d <sup>90</sup>
11" OR LESS	42d <sup>90</sup>
11 1/2" OR LESS	44d <sup>90</sup>
12" OR LESS	46d <sup>90</sup>
12 1/2" OR LESS	48d <sup>90</sup>
13" OR LESS	50d <sup>90</sup>
13 1/2" OR LESS	52d <sup>90</sup>
14" OR LESS	54d <sup>90</sup>
14 1/2" OR LESS	56d <sup>90</sup>
15" OR LESS	58d <sup>90</sup>
15 1/2" OR LESS	60d <sup>90</sup>
16" OR LESS	62d <sup>90</sup>
16 1/2" OR LESS	64d <sup>90</sup>
17" OR LESS	66d <sup>90</sup>
17 1/2" OR LESS	68d <sup>90</sup>
18" OR LESS	70d <sup>90</sup>
18 1/2" OR LESS	72d <sup>90</sup>
19" OR LESS	74d <sup>90</sup>
19 1/2" OR LESS	76d <sup>90</sup>
20" OR LESS	78d <sup>90</sup>
20 1/2" OR LESS	80d <sup>90</sup>
21" OR LESS	82d <sup>90</sup>
21 1/2" OR LESS	84d <sup>90</sup>
22" OR LESS	86d <sup>90</sup>
22 1/2" OR LESS	88d <sup>90</sup>
23" OR LESS	90d <sup>90</sup>
23 1/2" OR LESS	92d <sup>90</sup>
24" OR LESS	94d <sup>90</sup>
24 1/2" OR LESS	96d <sup>90</sup>
25" OR LESS	98d <sup>90</sup>
25 1/2" OR LESS	100d <sup>90</sup>
26" OR LESS	102d <sup>90</sup>
26 1/2" OR LESS	104d <sup>90</sup>
27" OR LESS	106d <sup>90</sup>
27 1/2" OR LESS	108d <sup>90</sup>
28" OR LESS	110d <sup>90</sup>
28 1/2" OR LESS	112d <sup>90</sup>
29" OR LESS	114d <sup>90</sup>
29 1/2" OR LESS	116d <sup>90</sup>
30" OR LESS	118d <sup>90</sup>
30 1/2" OR LESS	120d <sup>90</sup>
31" OR LESS	122d <sup>90</sup>
31 1/2" OR LESS	124d <sup>90</sup>
32" OR LESS	126d <sup>90</sup>
32 1/2" OR LESS	128d <sup>90</sup>
33" OR LESS	130d <sup>90</sup>
33 1/2" OR LESS	132d <sup>90</sup>
34" OR LESS	134d <sup>90</sup>
34 1/2" OR LESS	136d <sup>90</sup>
35" OR LESS	138d <sup>90</sup>
35 1/2" OR LESS	140d <sup>90</sup>
36" OR LESS	142d <sup>90</sup>
36 1/2" OR LESS	144d <sup>90</sup>
37" OR LESS	146d <sup>90</sup>
37 1/2" OR LESS	148d <sup>90</sup>
38" OR LESS	150d <sup>90</sup>
38 1/2" OR LESS	152d <sup>90</sup>
39" OR LESS	154d <sup>90</sup>
39 1/2" OR LESS	156d <sup>90</sup>
40" OR LESS	158d <sup>90</sup>
40 1/2" OR LESS	160d <sup>90</sup>
41" OR LESS	162d <sup>90</sup>
41 1/2" OR LESS	164d <sup>90</sup>
42" OR LESS	166d <sup>90</sup>
42 1/2" OR LESS	168d <sup>90</sup>
43" OR LESS	170d <sup>90</sup>
43 1/2" OR LESS	172d <sup>90</sup>
44" OR LESS	174d <sup>90</sup>
44 1/2" OR LESS	176d <sup>90</sup>
45" OR LESS	178d <sup>90</sup>
45 1/2" OR LESS	180d <sup>90</sup>
46" OR LESS	182d <sup>90</sup>
46 1/2" OR LESS	184d <sup>90</sup>
47" OR LESS	186d <sup>90</sup>
47 1/2" OR LESS	188d <sup>90</sup>
48" OR LESS	190d <sup>90</sup>
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49" OR LESS	194d <sup>90</sup>
49 1/2" OR LESS	196d <sup>90</sup>
50" OR LESS	198d <sup>90</sup>
50 1/2" OR LESS	200d <sup>90</sup>
51" OR LESS	202d <sup>90</sup>
51 1/2" OR LESS	204d <sup>90</sup>
52" OR LESS	206d <sup>90</sup>
52 1/2" OR LESS	208d <sup>90</sup>
53" OR LESS	210d <sup>90</sup>
53 1/2" OR LESS	212d <sup>90</sup>
54" OR LESS	214d <sup>90</sup>
54 1/2" OR LESS	216d <sup>90</sup>
55" OR LESS	218d <sup>90</sup>
55 1/2" OR LESS	220d <sup>90</sup>
56" OR LESS	222d <sup>90</sup>
56 1/2" OR LESS	224d <sup>90</sup>
57" OR LESS	226d <sup>90</sup>
57 1/2" OR LESS	228d <sup>90</sup>
58" OR LESS	230d <sup>90</sup>
58 1/2" OR LESS	232d <sup>90</sup>
59" OR LESS	234d <sup>90</sup>
59 1/2" OR LESS	236d <sup>90</sup>
60" OR LESS	238d <sup>90</sup>
60 1/2" OR LESS	240d <sup>90</sup>
61" OR LESS	242d <sup>90</sup>
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62" OR LESS	246d <sup>90</sup>
62 1/2" OR LESS	248d <sup>90</sup>
63" OR LESS	250d <sup>90</sup>
63 1/2" OR LESS	252d <sup>90</sup>
64" OR LESS	254d <sup>90</sup>
64 1/2" OR LESS	256d <sup>90</sup>
65" OR LESS	258d <sup>90</sup>
65 1/2" OR LESS	260d <sup>90</sup>
66" OR LESS	262d <sup>90</sup>
66 1/2" OR LESS	264d <sup>90</sup>
67" OR LESS	266d <sup>90</sup>
67 1/2" OR LESS	268d <sup>90</sup>
68" OR LESS	270d <sup>90</sup>
68 1/2" OR LESS	272d <sup>90</sup>
69" OR LESS	274d <sup>90</sup>
69 1/2" OR LESS	276d <sup>90</sup>
70" OR LESS	278d <sup>90</sup>
70 1/2" OR LESS	280d <sup>90</sup>
71" OR LESS	282d <sup>90</sup>
71 1/2" OR LESS	284d <sup>90</sup>
72" OR LESS	286d <sup>90</sup>
72 1/2" OR LESS	288d <sup>90</sup>
73" OR LESS	290d <sup>90</sup>
73 1/2" OR LESS	292d <sup>90</sup>
74" OR LESS	294d <sup>90</sup>
74 1/2" OR LESS	296d <sup>90</sup>
75" OR LESS	298d <sup>90</sup>
75 1/2" OR LESS	300d <sup>90</sup>
76" OR LESS	302d <sup>90</sup>
76 1/2" OR LESS	304d <sup>90</sup>
77" OR LESS	306d <sup>90</sup>
77 1/2" OR LESS	308d <sup>90</sup>
78" OR LESS	310d <sup>90</sup>
78 1/2" OR LESS	312d <sup>90</sup>
79" OR LESS	314d <sup>90</sup>
79 1/2" OR LESS	316d <sup>90</sup>
80" OR LESS	318d <sup>90</sup>
80 1/2" OR LESS	320d <sup>90</sup>
81" OR LESS	322d <sup>90</sup>
81 1/2" OR LESS	324d <sup>90</sup>
82" OR LESS	326d <sup>90</sup>
82 1/2" OR LESS	328d <sup>90</sup>
83" OR LESS	330d <sup>90</sup>
83 1/2" OR LESS	332d <sup>90</sup>
84" OR LESS	334d <sup>90</sup>
84 1/2" OR LESS	336d <sup>90</sup>
85" OR LESS	338d <sup>90</sup>
85 1/2" OR LESS	340d <sup>90</sup>
86" OR LESS	342d <sup>90</sup>
86 1/2" OR LESS	344d <sup>90</sup>
87" OR LESS	346d <sup>90</sup>
87 1/2" OR LESS	348d <sup>90</sup>
88" OR LESS	350d <sup>90</sup>
88 1/2" OR LESS	352d <sup>90</sup>
89" OR LESS	354d <sup>90</sup>
89 1/2" OR LESS	356d <sup>90</sup>
90" OR LESS	358d <sup>90</sup>
90 1/2" OR LESS	360d <sup>90</sup>
91" OR LESS	362d <sup>90</sup>
91 1/2" OR LESS	364d <sup>90</sup>
92" OR LESS	366d <sup>90</sup>
92 1/2" OR LESS	368d <sup>90</sup>
93" OR LESS	370d <sup>90</sup>
93 1/2" OR LESS	372d <sup>90</sup>
94" OR LESS	374d <sup>90</sup>
94 1/2" OR LESS	376d <sup>90</sup>
95" OR LESS	378d <sup>90</sup>
95 1/2" OR LESS	380d <sup>90</sup>
96" OR LESS	382d <sup>90</sup>
96 1/2" OR LESS	384d <sup>90</sup>
97" OR LESS	386d <sup>90</sup>
97 1/2" OR LESS	388d <sup>90</sup>
98" OR LESS	390d <sup>90</sup>
98 1/2" OR LESS	392d <sup>90</sup>
99" OR LESS	394d <sup>90</sup>
99 1/2" OR LESS	396d <sup>90</sup>
100" OR LESS	398d <sup>90</sup>
100 1/2" OR LESS	400d <sup>90</sup>
101" OR LESS	402d <sup>90</sup>
101 1/2" OR LESS	404d <sup>90</sup>
102" OR LESS	406d <sup>90</sup>
102 1/2" OR LESS	408d <sup>90</sup>
103" OR LESS	410d <sup>90</sup>
103 1/2" OR LESS	412d <sup>90</sup>
104" OR LESS	414d <sup>90</sup>
104 1/2" OR LESS	416d <sup>90</sup>
105" OR LESS	418d <sup>90</sup>
105 1/2" OR LESS	420d <sup>90</sup>
106" OR LESS	422d <sup>90</sup>
106 1/2" OR LESS	424d <sup>90</sup>
107" OR LESS	426d <sup>90</sup>
107 1/2" OR LESS	428d <sup>90</sup>
108" OR LESS	430d <sup>90</sup>
108 1/2" OR LESS	432d <sup>90</sup>
109" OR LESS	434d <sup>90</sup>
109 1/2" OR LESS	436d <sup>90</sup>
110" OR LESS	438d <sup>90</sup>
110 1/2" OR LESS	440d <sup>90</sup>
111" OR LESS	442d <sup>90</sup>
111 1/2" OR LESS	444d <sup>90</sup>
112" OR LESS	446d <sup>90</sup>
112 1/2" OR LESS	448d <sup>90</sup>
113" OR LESS	450d <sup>90</sup>
113 1/2" OR LESS	452d <sup>90</sup>
114" OR LESS	454d <sup>90</sup>
114 1/2" OR LESS	456d <sup>90</sup>
115" OR LESS	458d <sup>90</sup>
115 1/2" OR LESS	460d <sup>90</sup>
116" OR LESS	462d <sup>90</sup>
116 1/2" OR LESS	464d <sup>90</sup>
117" OR LESS	466d <sup>90</sup>
117 1/2" OR LESS	468d <sup>90</sup>
118" OR LESS	470d <sup>90</sup>
118 1/2" OR LESS	472d <sup>90</sup>
119" OR LESS	474d <sup>90</sup>
119 1/2" OR LESS	476d <sup>90</sup>
120" OR LESS	478d <sup>90</sup>
120 1/2" OR LESS	480d <sup>90</sup>
121" OR LESS	482d <sup>90</sup>
121 1/2" OR LESS	484d <sup>90</sup>
122" OR LESS	486d <sup>90</sup>
122 1/2" OR LESS	488d <sup>90</sup>
123" OR LESS	490d <sup>90</sup>
123 1/2" OR LESS	492d <sup>90</sup>
124" OR LESS	494d <sup>90</sup>
124 1/2" OR LESS	496d <sup>90</sup>
125" OR LESS	498d <sup>90</sup>
125 1/2" OR LESS	500d <sup>90</sup>
126" OR LESS	502d <sup>90</sup>
126 1/2" OR LESS	504d <sup>90</sup>
127" OR LESS	506d <sup>90</sup>
127 1/2" OR LESS	508d <sup>90</sup>
128" OR LESS	510d <sup>90</sup>
128 1/2" OR LESS	512d <sup>90</sup>
129" OR LESS	514d <sup>90</sup>
129 1/2" OR LESS	516d <sup>90</sup>
130" OR LESS	518d <sup>90</sup>
130 1/2" OR LESS	520d <sup>90</sup>
131" OR LESS	522d <sup>90</sup>
131 1/2" OR LESS	524d <sup>90</sup>
132" OR LESS	526d <sup>90</sup>
132 1/2" OR LESS	528d <sup>90</sup>
133" OR LESS	530d <sup>90</sup>
133 1/2" OR LESS	532d <sup>90</sup>
134" OR LESS	534d <sup>90</sup>
134 1/2" OR LESS	536d <sup>90</sup>
135" OR LESS	538d <sup>90</sup>
135 1/2" OR LESS	540d <sup>90</sup>
136" OR LESS	542d <sup>90</sup>
136 1/2" OR LESS	544d <sup>90</sup>
137" OR LESS	546d <sup>90</sup>
137 1/2" OR LESS	548d <sup>90</sup>
138" OR LESS	550d <sup>90</sup>
138 1/2" OR LESS	552d <sup>90</sup>
139" OR LESS	554d <sup>90</sup>
139 1/2" OR LESS	556d <sup>90</sup>
140" OR LESS	558d <sup>90</sup>
140 1/2" OR LESS	560d <sup>90</sup>
141" OR LESS	562d <sup>90</sup>
141 1/2" OR LESS	564d <sup>90</sup>
142" OR LESS	566d <sup>90</sup>
142 1/2" OR LESS	568d <sup>90</sup>
143" OR LESS	570d <sup>90</sup>
143 1/2" OR LESS	572d <sup>90</sup>
144" OR LESS	574d <sup>90</sup>
144 1/2" OR LESS	576d <sup>90</sup>
145" OR LESS	578d <sup>90</sup>
145 1/2" OR LESS	580d <sup>90</sup>
146" OR LESS	582d <sup>90</sup>
146 1/2" OR LESS	584d <sup>90</sup>
147" OR LESS	586d <sup>90</sup>
147 1/2" OR LESS	588d <sup>90</sup>
148" OR LESS	590d <sup>90</sup>
148 1/2" OR LESS	592d <sup>90</sup>
149" OR LESS	594d <sup>90</sup>
149 1/2" OR LESS	596d



**FOUNDATION NOTES**

1. ALL REINFORCEMENT SHALL BE GRADE 60 UNO.
2. ALL REINFORCEMENT SHALL BE PLACED IN CONFORMANCE W/ACI REQUIREMENTS.
3. PROVIDE 1/4" REBAR TOP & BOTTOM OF ALL CONTINUOUS FOOTINGS, 2 BARS MINIMUM UNO.
4. USE 3000 PSI CONCRETE, 5 BAGS MAX, 1 1/2" MAX AGGREGATE SIZE.
5. AT NON-SHEARWALL LOCATIONS PROVIDE 5/8" DIA. ANCHOR BOLTS W/7" MINIMUM EMBEDMENT UNO @ 4'-0" OC MAXIMUM AT ALL PERIMETER WALLS W/2'-0" X 2'-0" SQUARE FLAT HEADERS UNO AT SHEARWALL LOCATIONS SEE SHEARWALL SCHEDULE.
6. ALL HOLDINGS ARE TO BE FASTENED IN PLACE PRIOR TO INSPECTION.
7. REINMENTS SIMPSON HOLD DOWN PER PLAN AT ALL HOLDINGS PROVIDE 4x POST OR 2x2x4 UNO W/5/8" E.D. EDGE NAILING UNO W/10" TO STUD W/8 @ 6" OC. SEE DETAIL 451J.
8. DEEPEN FOOTINGS AS REQUIRED AT HOLDINGS. SEE DETAIL 4 SHEET S11.
9. CONTRACTOR SHALL REVIEW THE UNDERLOOR VENTING REQUIREMENTS AS NOTED ON THE ARCHITECTURAL DRAWINGS AND CONFIRM ALL SIZES AND LOCATIONS WITH ARCHITECT/DESIGNER AND NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS IN ADVANCE OF CONCRETE POURING IF ANY ALTERATION TO FRAMING OR CONCRETE IS REQUIRED.
10. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION. SEE DETAIL 451J FOR HOLD DOWN INSTALLATION DETAIL.
11. SHEATH ALL IN EXTERIOR WALLS W/ 5/8" OSB W/8 @ 6" OC. EDGE AND 12" OC. FIELD NAILING SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
12. SEE SHEARWALL SCHEDULE FOR SHEAR PANEL INFORMATION.
13. SEE SI SERIES SHEETS FOR TYPICAL DETAILS AND GENERAL NOTES.
14. ALL FRAMING LUMBER IN DIRECT CONTACT W/CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH.
15. ALL STEEL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED. REFER TO SIMPSON CATALOG FOR CORROSION PROTECTION INFORMATION.
16. USE OSB POST BASE @ ALL POST CONNECTIONS OUTSIDE OF WALLS TO FOUNDATION UNO.
17. CONTRACTOR SHALL PROVIDE ADDITIONAL WIDTH TO THE SIDE OF THE CONCRETE FOOTING OR BRACE BEAM AS REQUIRED TO SUPPORT BRICK, STONE, OR ANY OTHER FINISH MATERIAL. IF NOT NOTED ON THE STRUCTURAL DETAILS NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS PRIOR TO POURING CONCRETE. IF ANY ADDITIONAL NOTES ARE TO BE ADDED, MINIMUM DEPTH OF ADDITIONAL CONCRETE SHALL BE 4" (VERTICALLY) BELOW THE FINISH.
18. REFER TO MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION, BRACING, WEB STIFFENERS, AND PENETRATIONS, ETC. FOR ALL JOISTS SHOWN ON PLAN.
19. FLOOR PLYWOOD SHALL BE GLUED TO THE TOP OF THE FLOOR JOISTS AND NAILED AS SHOWN UNO.



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- LEGEND:**
1. INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
  2. INDICATES STRUCTURAL POST DOWN. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC.,
  3. INDICATES HOLD DOWN TO FOUNDATION. PROVIDE 4x POST (MIN. UNO) W/5/8" E.D. NAILING FULL HT. TO POST.
  4. SHEARWALL REFERENCE MARK. LENGTH OF SHEARWALL (FT-IN).
  5. (E) SHEARWALL REFERENCE MARK PER SCHEDULE ON S21 FOR 3/8" SHEATHING. LENGTH OF SHEARWALL (FT-IN).
  6. INDICATES SHEARWALL PANEL FROM THIS LEVEL UP. SHEATHING TO BE PLACED ON SIDE OF REFERENCE MARK.
  7. INDICATES EXISTING SHEARWALL PANEL FROM THIS LEVEL UP. (E) SHEATHING IS LOCATED ON SIDE OF REFERENCE MARK.
  8. INDICATES A FLR. ELEVATION CHANGE.

- NOTES:**
1. CONTRACTOR TO PROVIDE SHORING AS REQUIRED PRIOR TO CONSTRUCTION. SHORING DESIGN IS NOT CONSIDERED PART OF THE SCOPE OF THESE DRAWINGS.
  2. PREDRILL ALL HOLES IN (E) LUMBER AS REQD. TO PREVENT SPLITTING.
  3. NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS IF EXISTING FRAMING DOES NOT MATCH THAT WHICH IS SHOWN.

ALL STEEL HANGERS AND HARDWARE SHALL HAVE APPROPRIATE LEVEL OF CORROSION PROTECTION FROM PRESSURE TREATMENT, EXTERIOR ELEMENTS, ETC., ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO TAKE CARE TO PROVIDE SIMPSON PREFABRICATED SHEARBRACE SHEARWALL AND WSHH CONCRETE TEMPLATES. OTHER TYPES OF PREFABRICATED SHEARWALLS ARE NOT TO BE USED, ONLY THE SPECIFIED SIMPSON WSHH SHEARBRACE SYSTEM CAN BE UTILIZED.

NOTE - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S21 THROUGH S24.

**(E) SHEAR WALL SCHEDULE**

MARK	SHEATHING	EDGE NAILING	ANCHOR BOLTS	PL. JO. STUDS (MIN. 1" DIA. UNO)
1	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 6" oc.	3/8" @ 36" oc.	2x
2	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 4" oc.	3/8" @ 36" oc.	3x
3	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 3" oc.	3/8" @ 24" oc.	3x

NOTES: 1. SEE PLAN FOR LOCATION AND SHEAR TRANSFER DETAILS FOR APPLICATION. 2. PROVIDE 3x MIN. FOUNDATION SILL AND PANEL JOINT MEMBERS FOR SHEAR WALL TYPE 'B', THRU 'D' OR 'E' OVER 2x FT. SILL WITH 6-10.

**FOOTING SCHEDULE**

PLAN INDICATOR	SIZE	REINFORCEMENT
1	24" X 24"	3-#4 E.M. BOTTOM
2	30" X 30"	4-#4 E.M. BOTTOM
3	36" X 36"	5-#4 E.M. BOTTOM
4	42" X 42"	6-#4 E.M. TOP & BOTTOM
5	48" X 48"	7-#4 E.M. TOP & BOTTOM

NOTE: ALL FOOTINGS SHALL BE EMBEDDED 24" MINIMUM INTO UNDISTURBED GRADE. REINFORCEMENT SHALL BE 3" CLEAR FROM ALL EDGES & BTM. OF FOOTING. REFER TO SOILS REPORT WHEN AVAILABLE FOR INFO NOT SHOWN.

**1 1/2" SHEAR WALL SCHEDULE**

MARK	SHEATHING	EDGE NAILING	ANCHOR BOLTS	PL. JO. STUDS (MIN. 1" DIA. UNO)	FLOOR TRANSFER CONNECTIONS*
1	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 6" oc.	3/8" @ 48" oc.	2x	1-#4 @ 4" oc., 2-#3 @ 12" oc.
2	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 4" oc.	3/8" @ 48" oc.	3x	2-#3 @ 12" oc., 3-#3 @ 16" oc.
3	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 3" oc.	3/8" @ 30" oc.	3x	2-#3 @ 12" oc., 3-#3 @ 16" oc.
4	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 2" oc.	3/8" @ 24" oc.	3x	2-#3 @ 12" oc., 3-#3 @ 16" oc., 4-#3 @ 16" oc.
5	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 2" oc.	3/8" @ 12" oc.	3x	2-#3 @ 12" oc., 3-#3 @ 16" oc., 4-#3 @ 16" oc., 5-#3 @ 16" oc.
6	1 1/2" STRUCTURAL I SHEATHING (OSB)	10d @ 2" oc.	3/8" @ 12" oc.	3x	3-#3 @ 16" oc., 4-#3 @ 16" oc., 5-#3 @ 16" oc.

- NOTES: 1. SEE PLAN FOR LOCATION AND SHEAR TRANSFER DETAILS FOR APPLICATION. 2. TYPE 'E' 1 1/2" SHEAR WALL PANEL JOINTS EA. SIDE TO FALL ON DIFFERENT FRAMING MEMBERS OR 3x. 3. PROVIDE 3x MIN. FOUNDATION SILL AND PANEL JOINT MEMBERS FOR SHEAR WALL TYPE 'B', THRU 'D'. 4. STAGGER WALL & SCREWS 'B' TO 'D' TO PREVENT SPLITTING OF RIBS. 5. PROVIDE 1/4" MIN. EDGE NAILING DISTANCE TO ALL DEL. TOP PLATES, RIMBOARDS, STOPS, SOLE PLATES. 6. PROVIDE 3x MIN. EDGE SCREWS DISTANCE TO ALL DEL. TOP PLATES, RIMBOARDS, STOPS, SOLE PLATES. 7. CONTRACTORS OPTION TO USE ONE SIMPSON LPTM LPTM PLATE @ 6" OC. FOR TYPE 'B' CONNECTION. 8. CONTRACTORS OPTION TO USE ONE SIMPSON SD25000 SCREEN @ 4" OC. FOR TYPE 'C' CONNECTION. 9. CONTRACTORS OPTION TO USE ONE SIMPSON SD25000 SCREEN @ 4" OC. FOR TYPE 'D' CONNECTION. 10. CONTRACTORS OPTION TO USE ONE SIMPSON SD25000 SCREEN @ 3" OC. FOR TYPE 'E' CONNECTION.

**FOUNDATION PLAN** SCALE: 1/4" = 1'-0"

**Project Name**  
**A REMODEL/ADDITION AT: THE SCHWAGER RESIDENCE**  
 15350 Blackberry Hill Rd., Los Gatos, CA

REVISIONS			
NO.	DATE	BY	REVISIONS

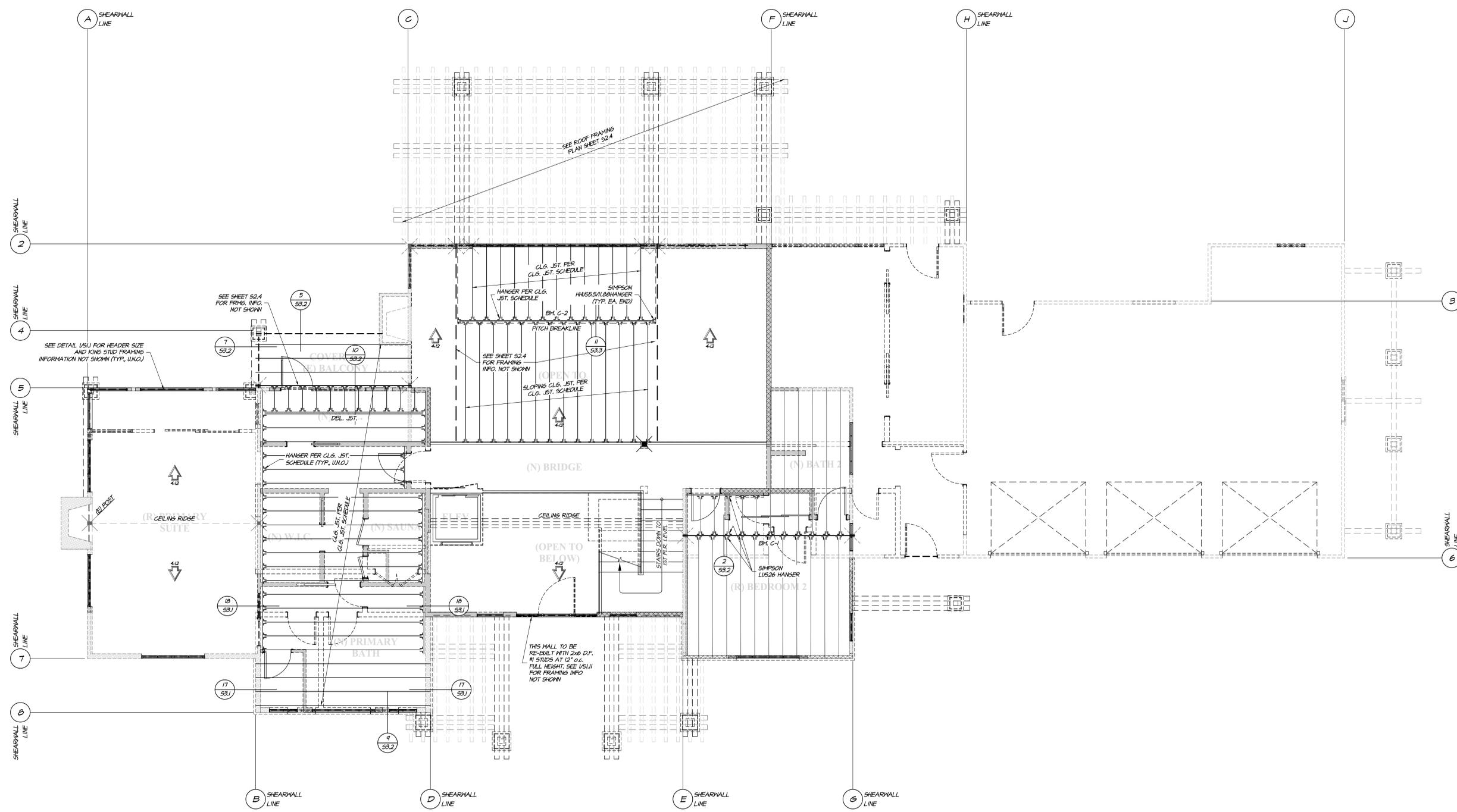
  

PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	
	BLB	
DATE:	SC:	S2.1
1/1/23	AS NOTED	



**FRAMING NOTES**

1. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO INSPECTION.
2. JOISTS SPACING SHALL BE 16"OC MAX. UCN SIZES AS NOTED ON PLAN.
3. SHEATH ALL (N) EXTERIOR WALLS W/5/8" OSB W/3 @ 6"OC EDGE AND 12"OC FIELD NAILING. SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
4. ALL LOWER FLOOR BRG. WALL HEADERS AT BRACED PANEL WALL LINES SHALL BE 4x12 D.F. NO. 2, UCN.
5. ALL FRAMING SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CBC & CBC REQUIREMENTS.
6. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH FULL BEARING. USE #2 D.F.-L SUPPORTS, UCN.
7. ALL DOUBLE TOP PLATES OF BEARING WALLS SHALL BE #2 D.F.-L FOR DESIGNATED SHEAR WALL LINES. LAP SPICES SHALL BE 40" W/24-163 OR CSM-42" STRAP, UCN.
8. SEE DETAIL US/1 FOR TYPICAL BEARING WALL FRAMING INFORMATION.
9. ALL POSTS ARE 4x4 D.F. #2 TYP. UND.
10. ALL SOLID SAWN BEAMS ARE DOUGLAS FIR #2 UND.
11. ALL POST CAPS ARE ECCO/CCG POST CAPS TYP. UND.
12. SEE SI SHEETS FOR TYPICAL DETAILS AND NOTES NOT SHOWN HERE.
13. SLOPING HANGER TO BE USED AT ALL SLOPING MEMBERS UND.
14. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS FOR A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH (NOMINAL) MINIMUM-SIZE GADGETS. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4-FEET ON CENTER.



**CEILING FRAMING PLAN** SCALE: 1/4" = 1'-0"

NOTE - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S2.1 THROUGH S2.4.

- LEGEND:**
1. INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
  2. INDICATES STRUCTURAL POST BELOW. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC.,
  3. INDICATES SHEARWALL PANEL. SEE PLAN LEVELS BELOW FOR MIN. LENGTH OF WALL & NAILING REQUIREMENTS.
  4. INDICATES (N) FIRST FLOOR WALLS BELOW.
  5. INDICATES (E) FIRST FLOOR WALLS BELOW.
  6. INDICATES (N) SECOND FLOOR WALLS BELOW.
  7. INDICATES (E) SECOND FLOOR WALLS BELOW.

**CEILING FRAMING BEAM SCHEDULE**

MARK	SIZE	BEAM ELEVATION (MIN)
C-1	5 1/2" x 11 1/4" versicom 3100, 2.0e	-
C-2	5 1/2" x 14" versicom 3100, 2.0e	-
-	-	-
-	-	-

**CEILING JOIST SCHEDULE**

MAXIMUM HORIZONTAL SPAN	SIZE/SPACING	TYPICAL HANGER (UND)
0'-0" THRU 8'-6"	2x4 DOUG FIR #2 @ 16" o.c.	LUS24
8'-7" THRU 14'-0"	2x6 DOUG FIR #2 @ 16" o.c.	LUS26
14'-1" THRU 16'-3"	2x6 DOUG FIR #1 @ 12" o.c.	LUS26



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**Project Name**  
**A REMODEL/ADDITION AT:  
 THE SCHWAGER RESIDENCE  
 15350 Blackberry Hill Rd.,  
 Los Gatos, CA**

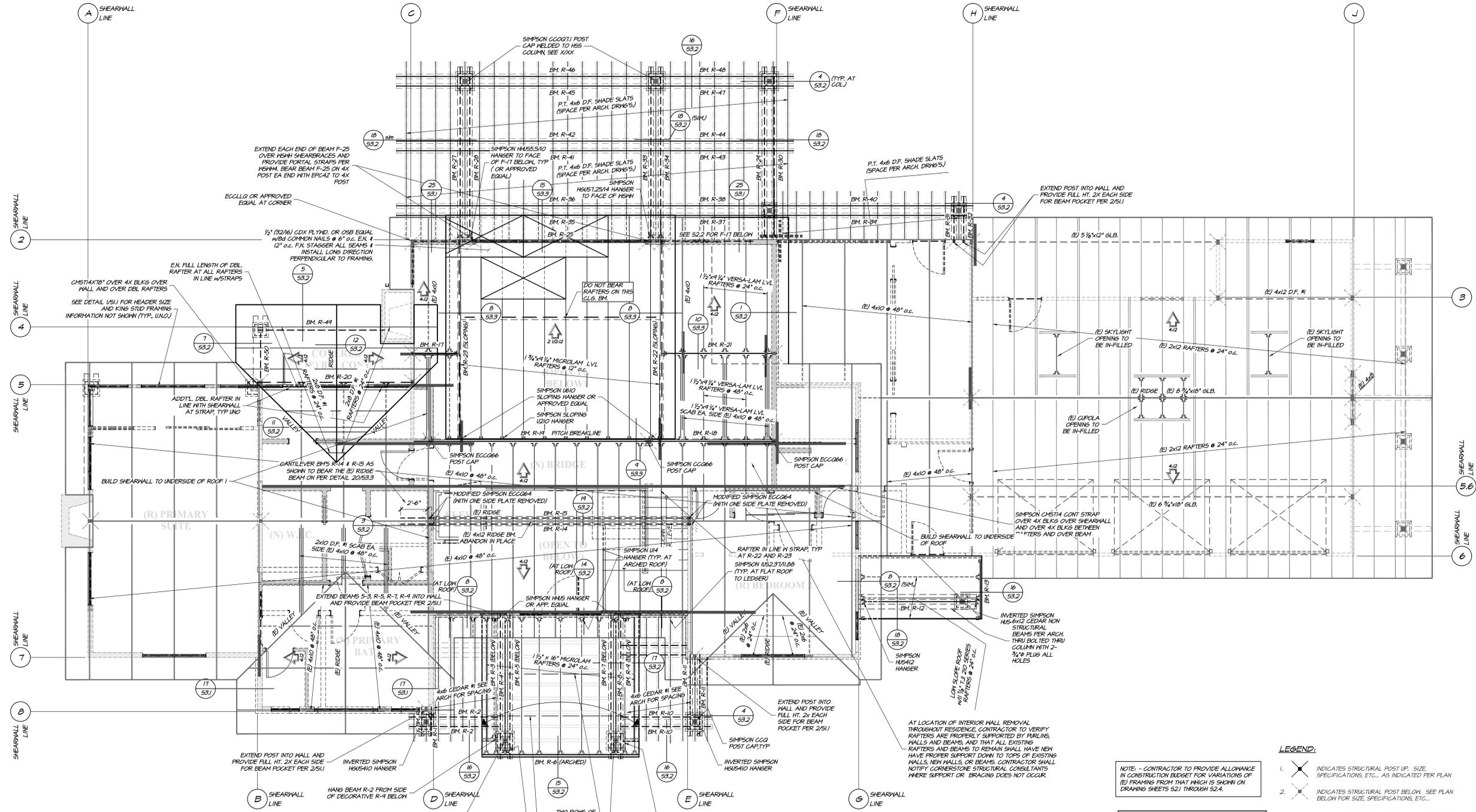
**SHEET TITLE**  
**CEILING FRAMING PLAN**

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	
	BLB	
DATE:	SC:	
1/1/23	AS NOTED	

**FRAMING NOTES**

- ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO INSPECTION.
- JOISTS SPACING SHALL BE 16" O.C. MAX. UNLESS NOTED ON PLAN.
- SHEATH ALL (N) EXTERIOR WALLS W/ 1/2" OSB OR 5/8" CDX @ 6" O.C. EDGE AND 12" O.C. FIELD NAILING. SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- ALL FRAMING SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CBC & IRC REQUIREMENTS.
- ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH FULL BEARINGS. USE 12" D.F.L. SUPPORTS UNLESS NOTED.
- ALL DOUBLE TOP PLATES OF BEARING WALLS SHALL BE 12" D.F.L. FOR DESIGNATED SHEAR WALL LINES. LAP SPICES SHALL BE 16" W/ 16" OR 12" W/ 12" STRAPS UNLESS NOTED.
- SEE DETAIL U5/1 FOR TYPICAL BEARING WALL FRAMING INFORMATION.
- ALL POSTS ARE 4x4 D.F. #2 TYP. UNLESS NOTED.
- ALL SOLID SAWN BEAMS ARE DOUGLAS FIR #2 UNLESS NOTED.
- ALL POST CAPS ARE ECG0000 POST CAPS TYP. UNLESS NOTED.
- SEE SI SHEETS FOR TYPICAL DETAILS AND NOTES NOT SHOWN HERE.
- SLOPING HANGER TO BE USED AT ALL SLOPING MEMBERS UNLESS NOTED.
- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS FOR A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH (MINIMUM) MINIMUM-SIZE CROSS-TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER.



**ROOF FRAMING PLAN** SCALE: 1/4" = 1'-0"

NOTE - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S2.1 THROUGH S2.4.

**HIP/VALLEY BEAM SCHEDULE**

HORIZONTAL SPAN	MEMBER
0'-0"	1 3/4" x 11 1/2" MICROLAM
10'-13"	DBL (2) 1 7/8" x 11 1/2" MICROLAMS

- LEGEND:**
- INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
  - INDICATES STRUCTURAL POST BELOW. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
  - INDICATES SHEARWALL PANEL. SEE PLAN LEVELS BELOW FOR MIN. LENGTH OF WALL & NAILING REQUIREMENTS.
  - INDICATES (N) FIRST FLOOR WALLS BELOW.
  - INDICATES (E) FIRST FLOOR WALLS BELOW.
  - INDICATES (N) SECOND FLOOR WALLS BELOW.
  - INDICATES (E) SECOND FLOOR WALLS BELOW.

**ROOF FRAMING BEAM SCHEDULE**

MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)
R-1	6x12 cedar #1	-	R-14	5 1/2" x 18" 24-FV-4 Doug Fir glu lam	-	R-27	6x14 PT Doug Fir	-	R-40	6x12 PT Doug Fir	-
R-2	6x12 cedar #1	-	R-15	5 1/2" x 18" 24-FV-4 Doug Fir glu lam	-	R-28	6x14 PT Doug Fir	-	R-41	6x12 PT Doug Fir	-
R-3	6x12 cedar #1	-	R-16	NOT USED	-	R-29	6x14 PT Doug Fir	-	R-42	6x12 PT Doug Fir	-
R-4	5 1/4" x 9 1/2" versalcom 3100 2.0e	-	R-17	5 1/4" x 9 1/2" versalcom 3100 2.0e	-	R-30	6x14 PT Doug Fir	-	R-43	6x12 PT Doug Fir	-
R-5	6x12 cedar #1	-	R-18	5 1/2" x 18" 24-FV-4 Doug Fir glu lam	-	R-31	3 1/2" x 11 1/2" versalcom 3100 2.0e	-	R-44	6x12 PT Doug Fir	-
R-6	Arched HSS4x4x1/4" @ 3 1/8" x 16" 24-FV-4 glu lam	-	R-19	5 1/2" x 18" 24-FV-4 Doug Fir glu lam	-	R-32	5 1/4" x 9 1/2" versalcom 3100 2.0e	-	R-45	6x12 PT Doug Fir	-
R-7	6x12 cedar #1	-	R-20	5 1/4" x 11 1/2" versalcom 3100 2.0e	-	R-33	6x14 PT Doug Fir	-	R-46	6x12 PT Doug Fir	-
R-8	5 1/4" x 9 1/2" versalcom 3100 2.0e	-	R-21	5 1/4" x 9 1/2" versalcom 3100 2.0e	-	R-34	6x14 PT Doug Fir	-	R-47	6x12 PT Doug Fir	-
R-9	6x12 cedar #1	-	R-22	7" x 9 1/4" versalcom #1 1 3/4" x 9 1/4" microlam EA SIDE n 3 1/2" @ 12" oc	-	R-35	6x12 PT Doug Fir	-	R-48	6x12 PT Doug Fir	-
R-10	6x12 cedar #1	-	R-23	7" x 9 1/4" versalcom #1 1 3/4" x 9 1/4" microlam EA SIDE n 3 1/2" @ 12" oc	-	R-36	6x12 PT Doug Fir	-	R-49	6x12 Doug Fir #1	-
R-11	6x12 cedar #1	-	R-24	NOT USED	-	R-37	6x12 PT Doug Fir	-	R-50	6x12 Doug Fir #1	-
R-12	3 1/2" x 11 1/2" versalcom 3100 2.0e	-	R-25	5 1/4" x 14" versalcom 3100 2.0e	-	R-38	6x12 PT Doug Fir	-			
R-13	3 1/2" x 11 1/2" versalcom 3100 2.0e	-	R-26	3 1/2" x 14" versalcom 3100 2.0e	-	R-39	6x12 PT Doug Fir	-			



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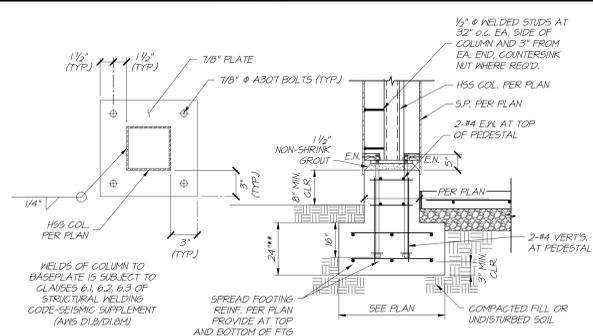


**Project Name**  
**A REMODEL/ADDITION AT: THE SCHWAGER RESIDENCE**  
 15350 Blackberry Hill Rd., Los Gatos, CA

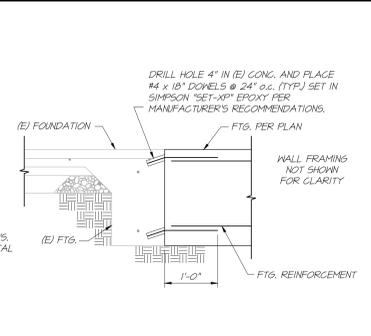
**SHEET TITLE**  
**ROOF FRAMING PLAN**

REVISIONS	BY	REVISIONS	BY

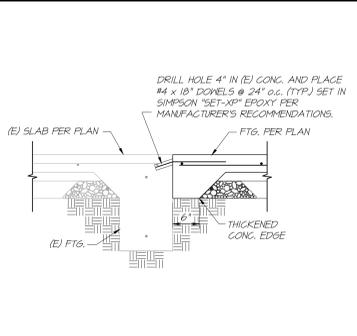
PLAN NO.	JOB: 23-003	SHEET NO.
	DR: BLB	<b>S2.4</b>
DATE: 1/1/23	SC: AS NOTED	



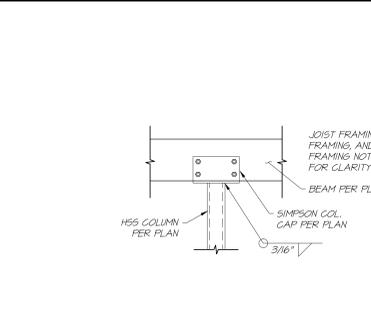
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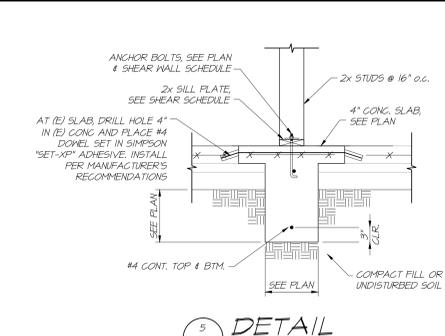
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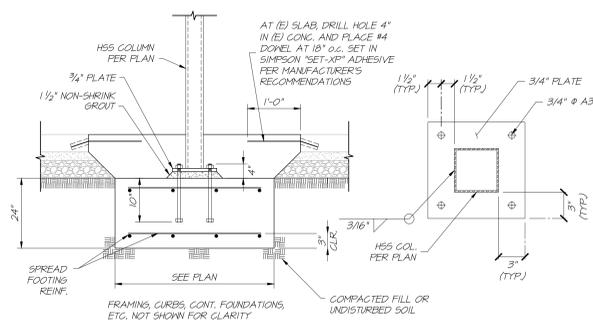
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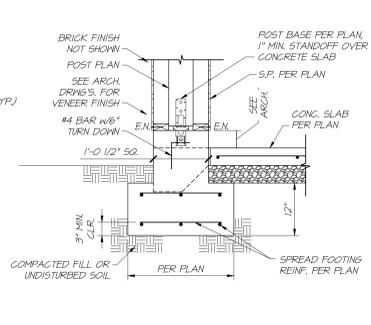
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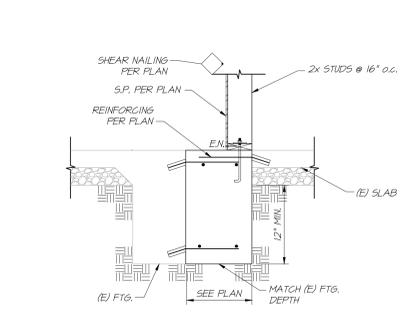
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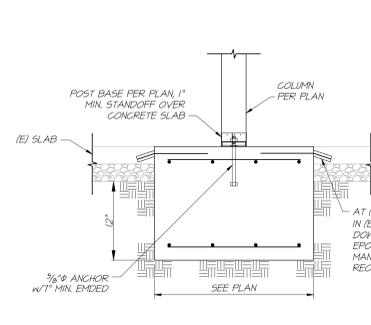
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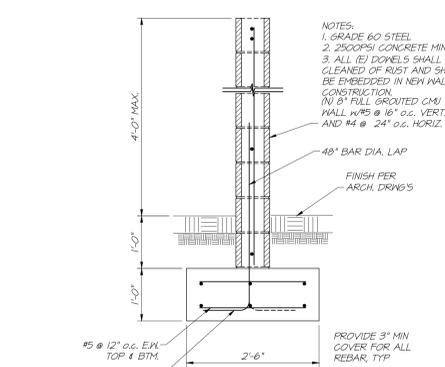
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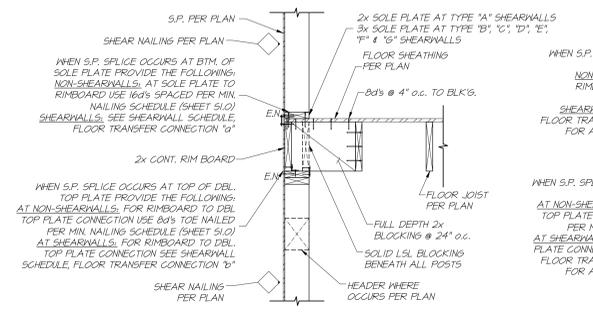
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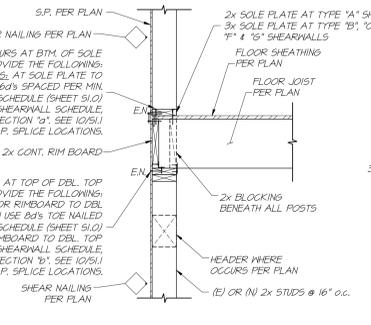
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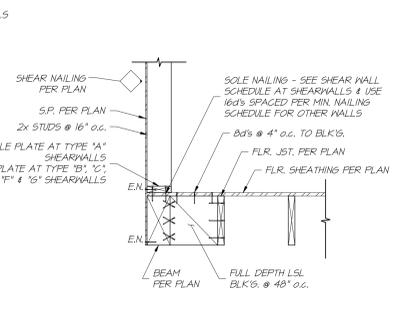
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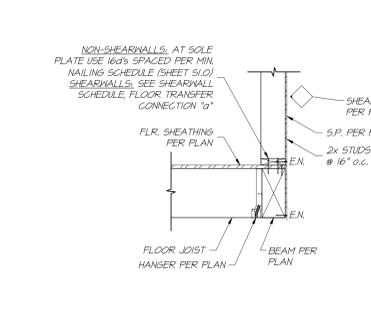
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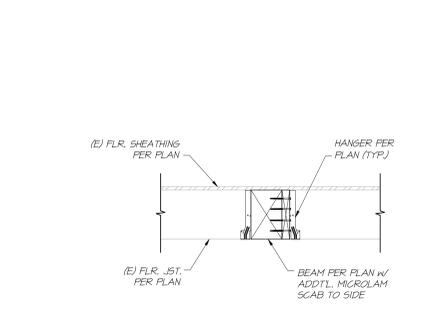
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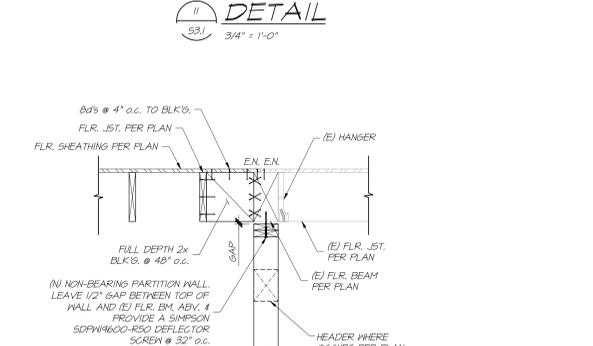
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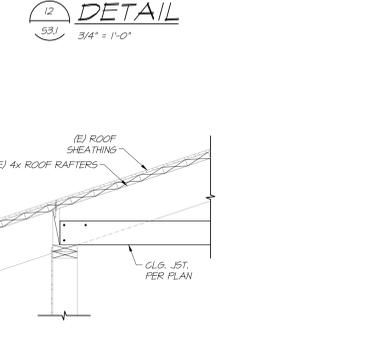
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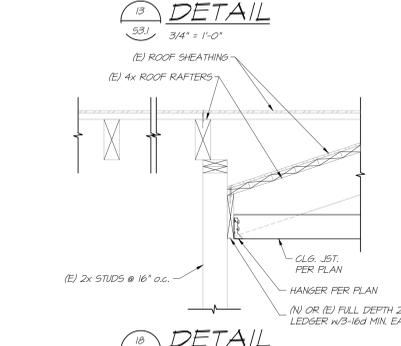
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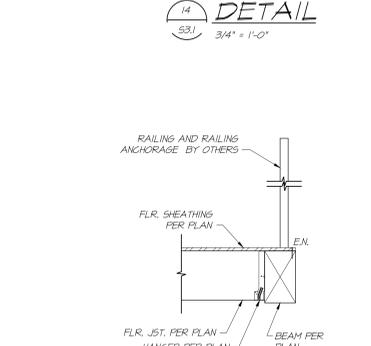
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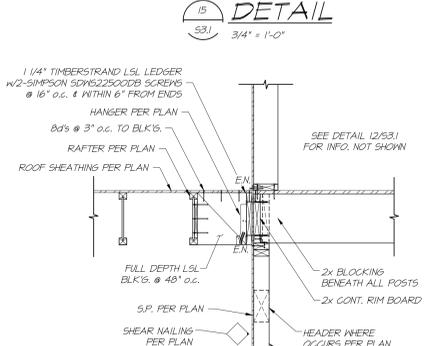
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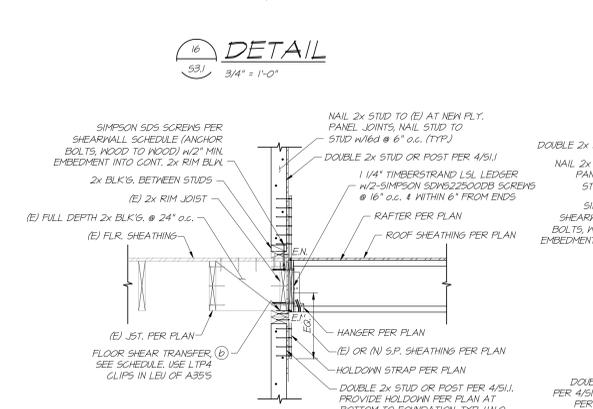
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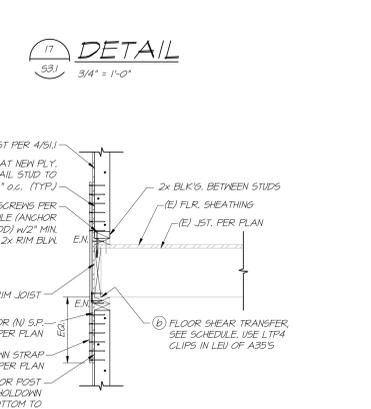
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S3.1 3/4\"/>



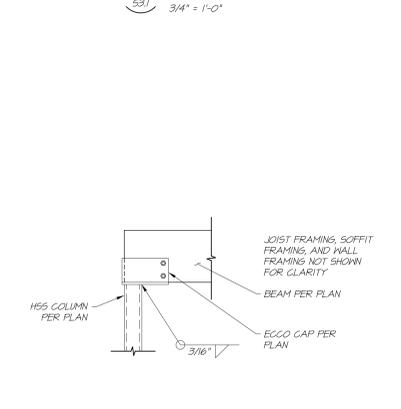
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S3.1 3/4\"/>



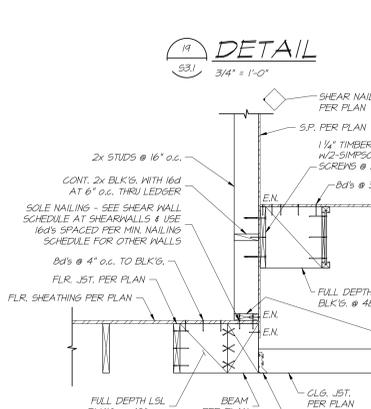
**21 DETAIL**  
S3.1 3/4\"/>



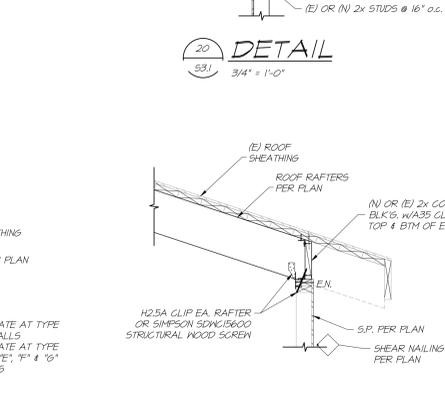
**22 DETAIL**  
S3.1 3/4\"/>



**23 DETAIL**  
S3.1 3/4\"/>



**24 DETAIL**  
S3.1 3/4\"/>



**25 DETAIL**  
S3.1 3/4\"/>



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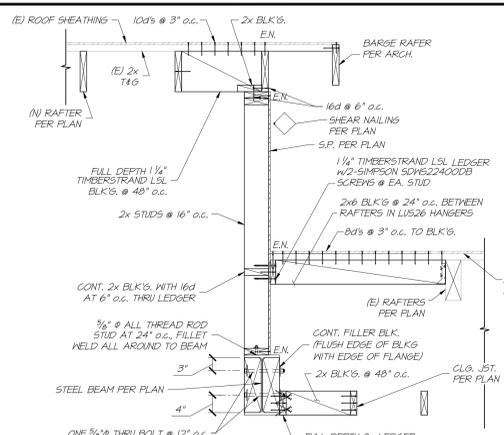
**Project Name**  
A REMODEL/ADDITION AT:  
THE SCHWAGER RESIDENCE  
15350 Blackberry Hill Rd.,  
Los Gatos, CA

**STRUCTURAL DETAILS**

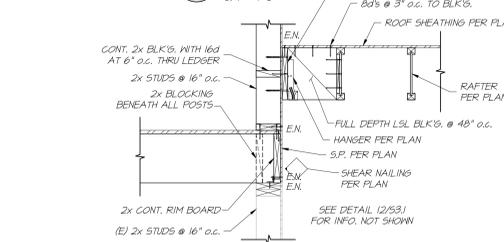
REVISIONS	BY	REVISIONS	BY

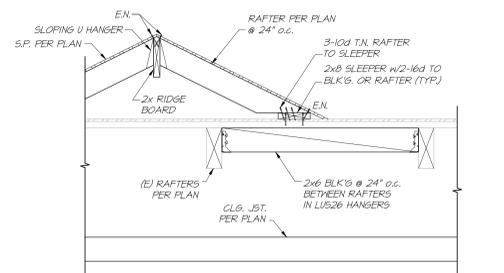
PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	S3.1
	BLB	
DATE:	SC:	AS NOTED
7/1/23		



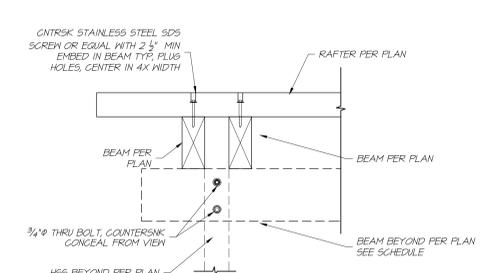
**1 DETAIL**  
53.2 3/4" = 1'-0"



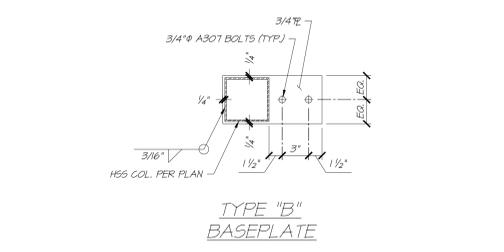
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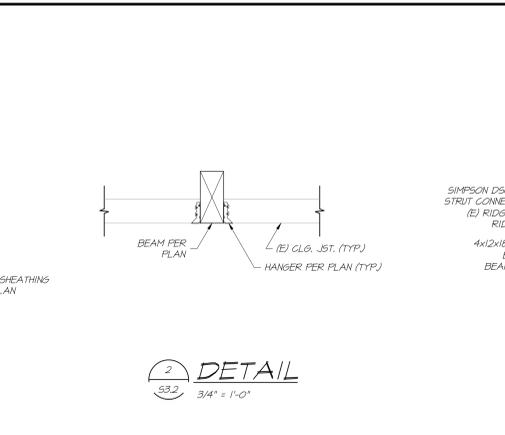
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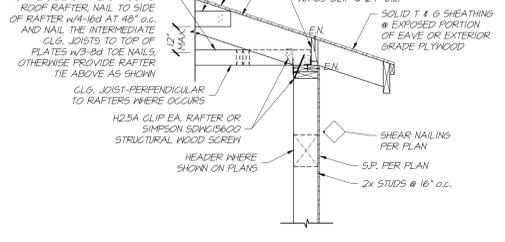
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53.2 3/4" = 1'-0"



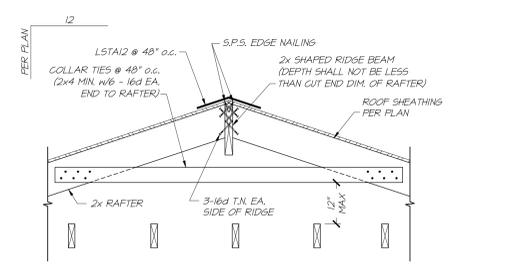
**5 DETAIL**  
53.2 3/4" = 1'-0"



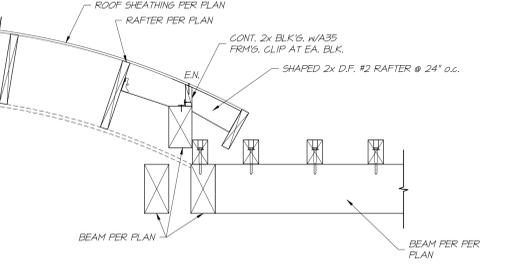
**6 DETAIL**  
53.2 3/4" = 1'-0"



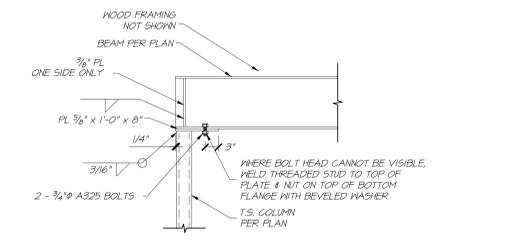
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53.2 3/4" = 1'-0"



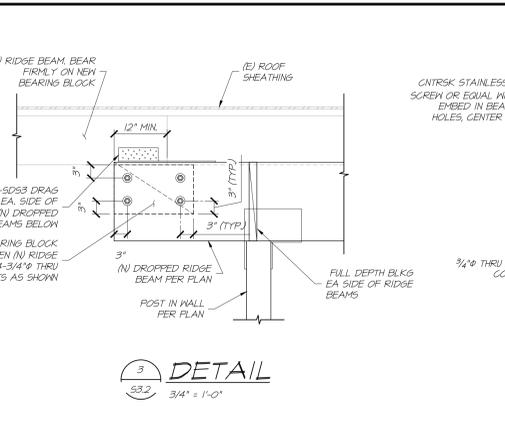
**8 DETAIL**  
53.2 3/4" = 1'-0"



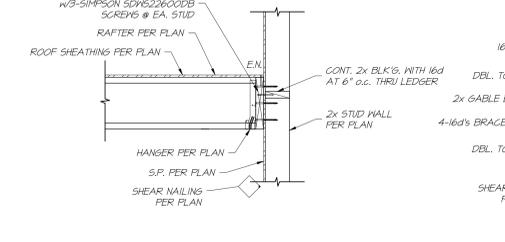
**9 DETAIL**  
53.2 3/4" = 1'-0"



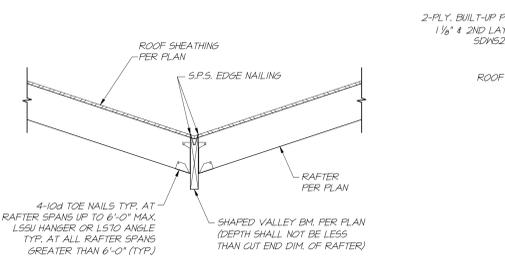
**10 DETAIL**  
53.2 3/4" = 1'-0"



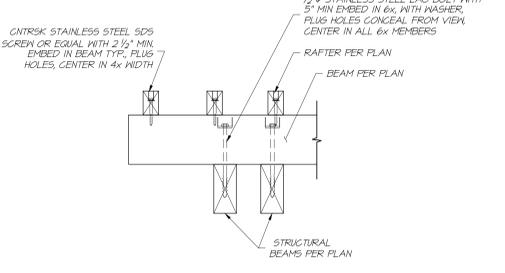
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53.2 3/4" = 1'-0"



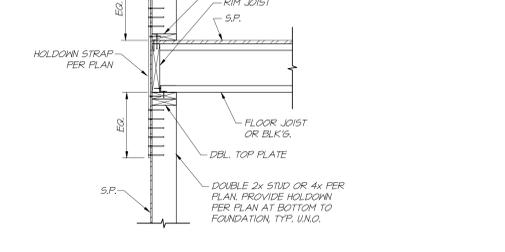
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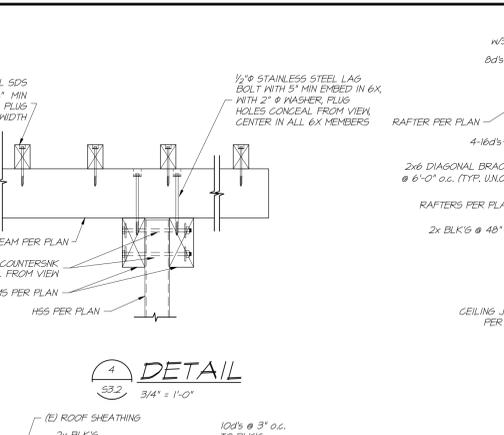
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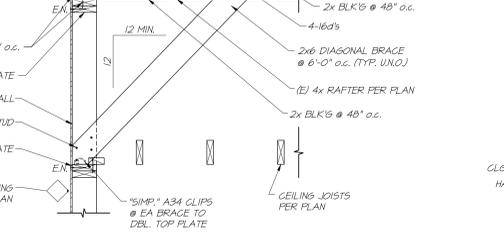
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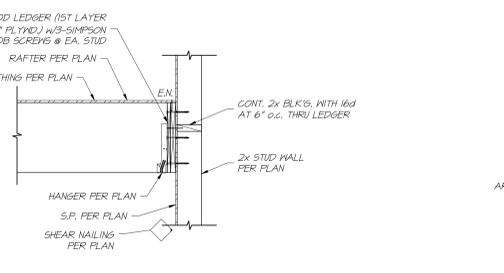
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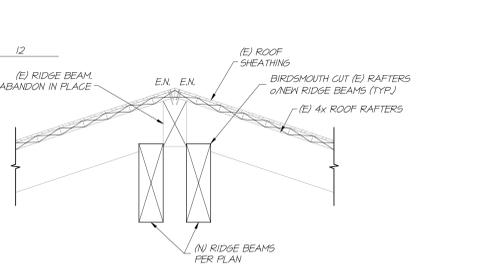
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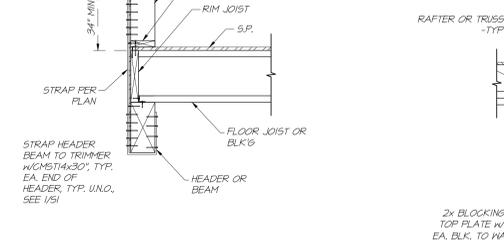
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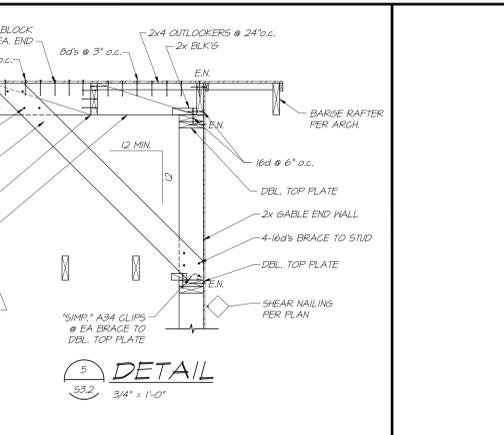
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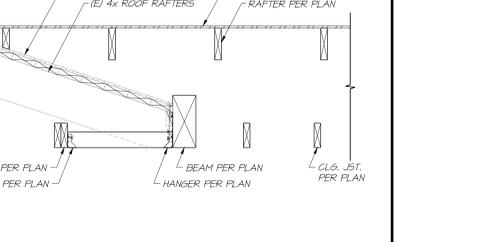
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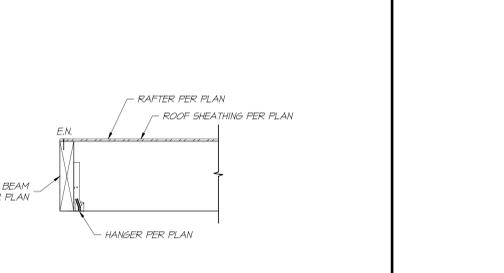
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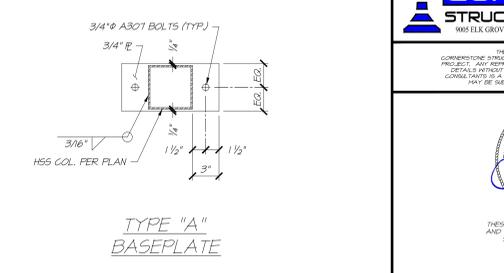
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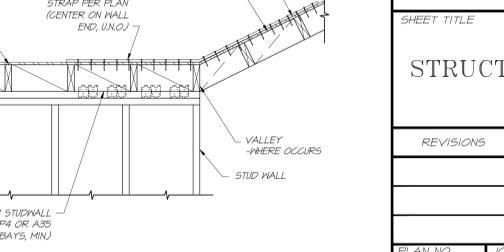
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53.2 3/4" = 1'-0"



**23 DETAIL**  
53.2 3/4" = 1'-0"



**24 DETAIL**  
53.2 3/4" = 1'-0"



**25 DETAIL**  
53.2 3/4" = 1'-0"



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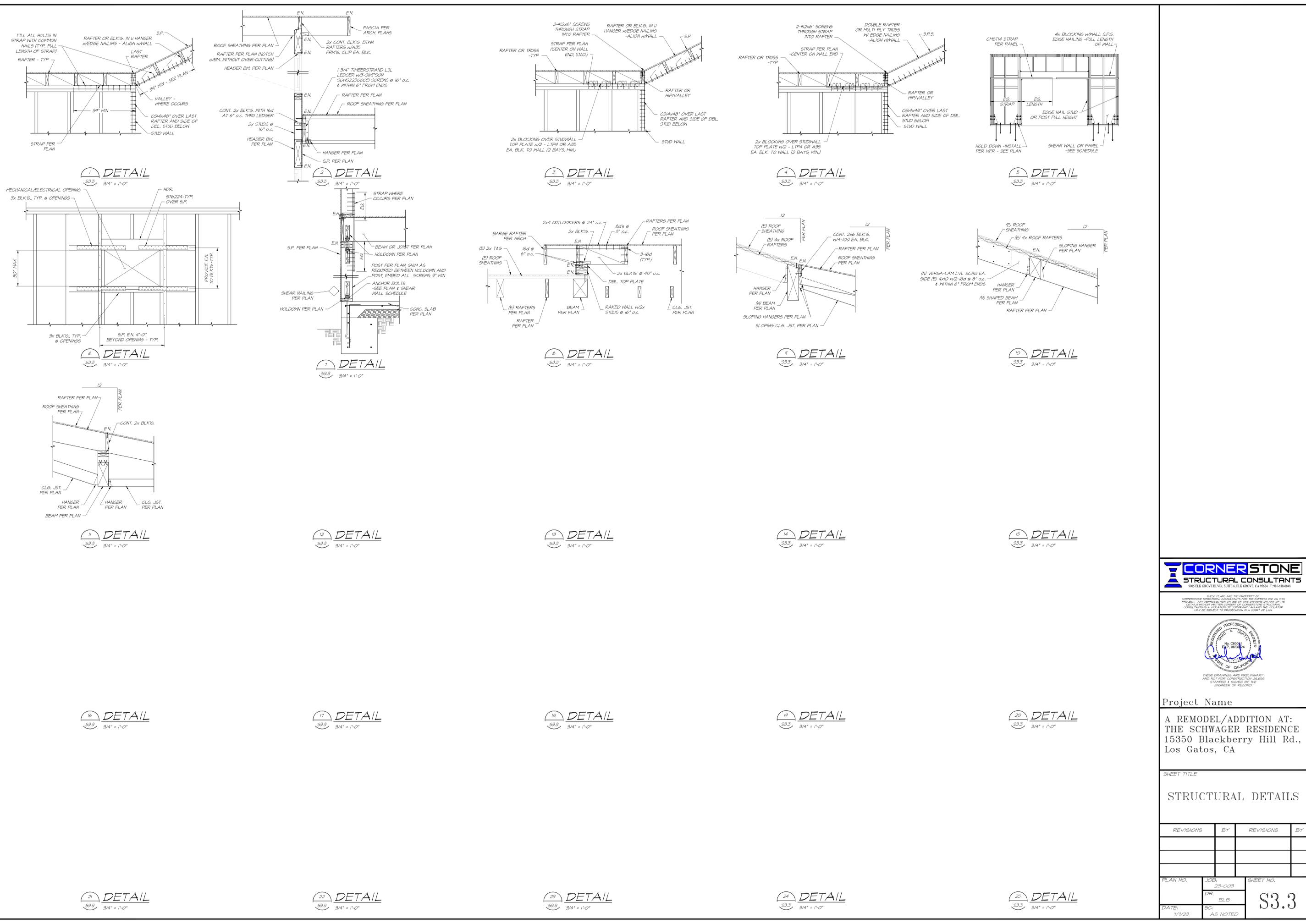


**Project Name**  
A REMODEL/ADDITION AT:  
THE SCHWAGER RESIDENCE  
15350 Blackberry Hill Rd.,  
Los Gatos, CA

**STRUCTURAL DETAILS**

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR.	
	BLB	
DATE:	SC:	<b>S3.2</b>
7/7/23	AS NOTED	



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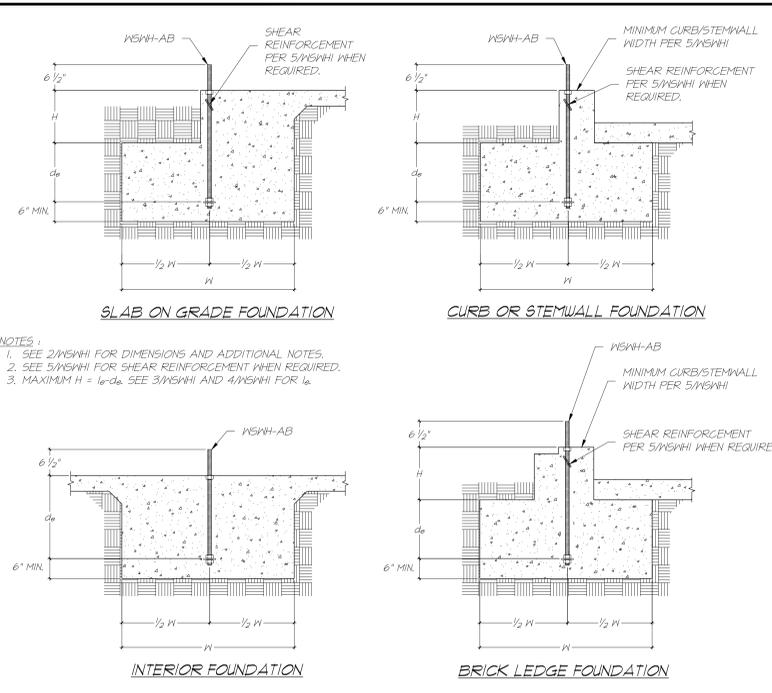


Project Name  
A REMODEL/ADDITION AT:  
THE SCHWAGER RESIDENCE  
15350 Blackberry Hill Rd.,  
Los Gatos, CA

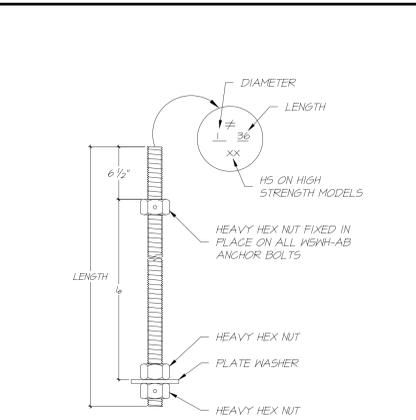
SHEET TITLE  
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

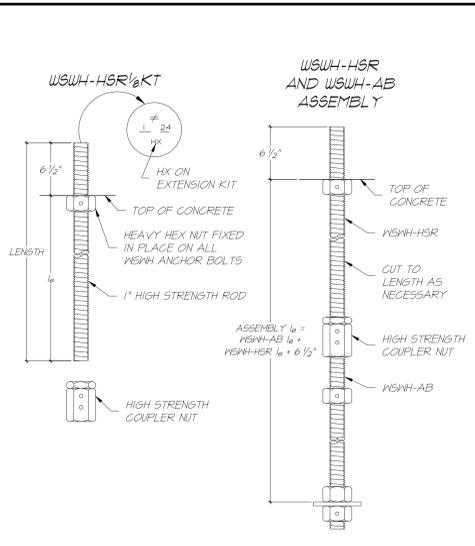
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DATE: 1/1/23	DR: BLB	S3.3
	SC: AS NOTED	



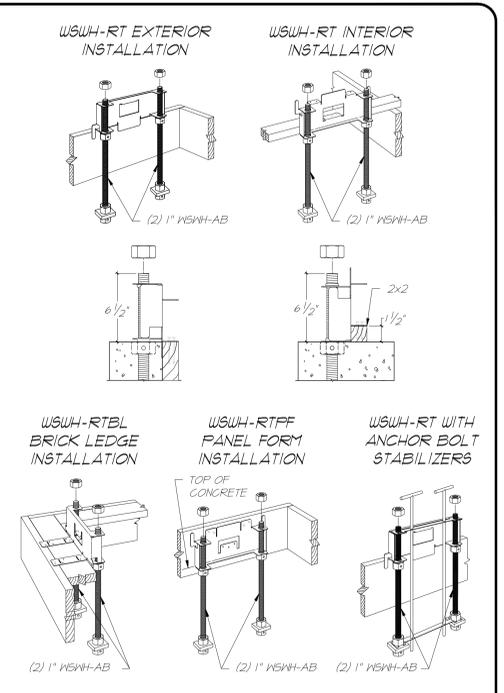
**NOTES:**  
 1. SEE 2/WSWH FOR DIMENSIONS AND ADDITIONAL NOTES.  
 2. SEE 5/WSWH FOR SHEAR REINFORCEMENT WHEN REQUIRED.  
 3. MAXIMUM H =  $l_e - d_a$ . SEE 3/WSWH AND 4/WSWH FOR  $l_e$ .



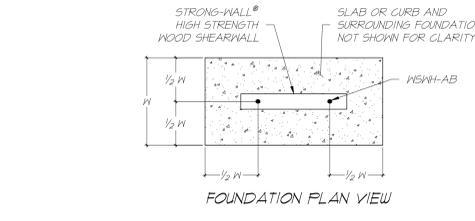
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	$l_e$
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24	1"	24"	15 1/2"
	WSWH-AB1x24HS	1"	24"	15 1/2"
	WSWH-AB1x30	1"	30"	21 1/2"
	WSWH-AB1x30HS	1"	30"	21 1/2"
WSWH18 AND WSWH24	WSWH-AB1x36	1"	36"	27 1/2"
	WSWH-AB1x36HS	1"	36"	27 1/2"



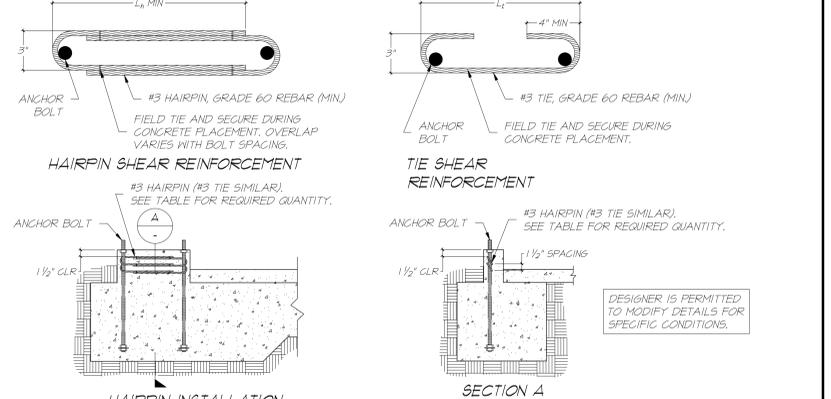
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	$l_e$
WSWH12, WSWH18 AND WSWH24	WSWH-HSR1x24KT	1"	24"	17 1/2"
WSWH18 AND WSWH24	WSWH-HSR1x36KT	1"	36"	24 1/2"



STRONG-WALL® WSWH ANCHORAGE - TYPICAL SECTIONS | 1 | WSWH ANCHOR BOLTS | 3 | WSWH ANCHOR BOLT EXTENSION | 4 | WSWH ANCHOR BOLT TEMPLATES | 6



**NOTES:**  
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.  
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT, STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG C.  
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.  
 6. REFER TO 1/WSWH FOR  $d_a$ .



DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	17,100	35	12
	UNCRAKED	STANDARD	34,100	52	18
		HIGH STRENGTH	36,800	55	19
		STANDARD	15,700	28	10
		HIGH STRENGTH	17,100	30	10
WIND	CRACKED	STANDARD	33,500	43	15
		HIGH STRENGTH	36,800	46	16
	UNCRAKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	21	7
		STANDARD	17,100	32	11
		HIGH STRENGTH	21,300	36	12

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	17,100	33	12
	UNCRAKED	STANDARD	33,400	44	17
		HIGH STRENGTH	36,800	52	18
		STANDARD	16,300	27	9
		HIGH STRENGTH	17,100	28	10
WIND	CRACKED	STANDARD	34,000	43	15
		HIGH STRENGTH	36,900	46	16
	UNCRAKED	STANDARD	6,200	14	6
		HIGH STRENGTH	10,200	21	7
		STANDARD	17,100	30	10
		HIGH STRENGTH	20,000	33	11

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	17,100	29	10
	UNCRAKED	STANDARD	34,100	44	15
		HIGH STRENGTH	36,800	46	16
		STANDARD	15,700	23	8
		HIGH STRENGTH	17,100	25	9
WIND	CRACKED	STANDARD	33,900	38	13
		HIGH STRENGTH	36,900	40	14
	UNCRAKED	STANDARD	6,200	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10

MODEL	$l_e$ OR $l_a$ (in)	SEISMIC <sup>3</sup>		WIND <sup>4</sup>		
		SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	
		UNCRACKED	CRACKED	UNCRACKED	CRACKED	
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	1080	770
WSWH18	15	(2) #3 HAIRPINS <sup>5b</sup>	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS <sup>5</sup>	6	(2) #3 HAIRPINS <sup>5</sup>	6	

**NOTES:**  
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2500 PSI CONCRETE.  
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.  
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.  
 6. USE (1) #3 HAIRPIN FOR WSWH12 WHEN STANDARD STRENGTH ANCHOR IS USED.  
 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.  
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.  
 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.  
 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE  
 2500, 3000 AND 4500 PSI

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO. 0  
 DATE 02-28-21  
 REVISIONS  
 1 03-16-21  
 FIRST RELEASE - 2008  
 2021 IBC REVISIONS

ENGINEER  
 QUALITY CONTROL  
 CHECKED  
 DRAWN

SIMPSON Strong-Tie Co. Inc.  
 3706 N. Lincoln Blvd.  
 P.O. Box 1308  
 Redwood City, CA 94060  
 Tel: (650) 997-5000  
 Website: www.strongtie.com

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

NAME  
 DATE 03-16-2021  
 SCALE N.T.S.  
 CHECKED  
 SHEET WSWH1  
 OF SHEETS  
 JOB NO.



**TABLE 1:**  
STRONG-WALL® WSWH SECOND-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	TOTAL WALL WEIGHT (lb.)
WSWH2x7	12	84	105
WSWH2x8	12	96	120
WSWH2x9	12	108	135
WSWH2x10	12	120	150
WSWH2x11	12	132	165
WSWH2x12	12	144	180
WSWH2x13	12	156	195
WSWH2x14	12	168	210
WSWH2x15	12	180	225
WSWH2x16	12	192	240
WSWH2x17	12	204	255
WSWH2x18	12	216	270
WSWH2x19	12	228	285
WSWH2x20	12	240	300
WSWH2x21	12	252	315
WSWH2x22	12	264	330
WSWH2x23	12	276	345
WSWH2x24	12	288	360
WSWH2x25	12	300	375
WSWH2x26	12	312	390
WSWH2x27	12	324	405
WSWH2x28	12	336	420
WSWH2x29	12	348	435
WSWH2x30	12	360	450
WSWH2x31	12	372	465
WSWH2x32	12	384	480
WSWH2x33	12	396	495
WSWH2x34	12	408	510
WSWH2x35	12	420	525
WSWH2x36	12	432	540
WSWH2x37	12	444	555
WSWH2x38	12	456	570
WSWH2x39	12	468	585
WSWH2x40	12	480	600
WSWH2x41	12	492	615
WSWH2x42	12	504	630
WSWH2x43	12	516	645
WSWH2x44	12	528	660
WSWH2x45	12	540	675
WSWH2x46	12	552	690
WSWH2x47	12	564	705
WSWH2x48	12	576	720
WSWH2x49	12	588	735
WSWH2x50	12	600	750
WSWH2x51	12	612	765
WSWH2x52	12	624	780
WSWH2x53	12	636	795
WSWH2x54	12	648	810
WSWH2x55	12	660	825
WSWH2x56	12	672	840
WSWH2x57	12	684	855
WSWH2x58	12	696	870
WSWH2x59	12	708	885
WSWH2x60	12	720	900
WSWH2x61	12	732	915
WSWH2x62	12	744	930
WSWH2x63	12	756	945
WSWH2x64	12	768	960
WSWH2x65	12	780	975
WSWH2x66	12	792	990
WSWH2x67	12	804	1005
WSWH2x68	12	816	1020
WSWH2x69	12	828	1035
WSWH2x70	12	840	1050
WSWH2x71	12	852	1065
WSWH2x72	12	864	1080
WSWH2x73	12	876	1095
WSWH2x74	12	888	1110
WSWH2x75	12	900	1125
WSWH2x76	12	912	1140
WSWH2x77	12	924	1155
WSWH2x78	12	936	1170
WSWH2x79	12	948	1185
WSWH2x80	12	960	1200
WSWH2x81	12	972	1215
WSWH2x82	12	984	1230
WSWH2x83	12	996	1245
WSWH2x84	12	1008	1260
WSWH2x85	12	1020	1275
WSWH2x86	12	1032	1290
WSWH2x87	12	1044	1305
WSWH2x88	12	1056	1320
WSWH2x89	12	1068	1335
WSWH2x90	12	1080	1350
WSWH2x91	12	1092	1365
WSWH2x92	12	1104	1380
WSWH2x93	12	1116	1395
WSWH2x94	12	1128	1410
WSWH2x95	12	1140	1425
WSWH2x96	12	1152	1440
WSWH2x97	12	1164	1455
WSWH2x98	12	1176	1470
WSWH2x99	12	1188	1485
WSWH2x100	12	1200	1500

- NOTES:**
- ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
  - ORDER TWO-STORY STACKED WALL CONNECTION KIT SEPARATELY. FOR TWO-STORY STACKED APPLICATIONS, KIT INCLUDES TWO MULTI-STORY KIT HOLD-DOWNS, TWO THREADED RODS, SHEAR TRANSFER PLATE, TWO HEAVY HEX NUTS, AND INSTALLATION INSTRUCTIONS.
  - ALL PANELS ARE 3/4" THICK.

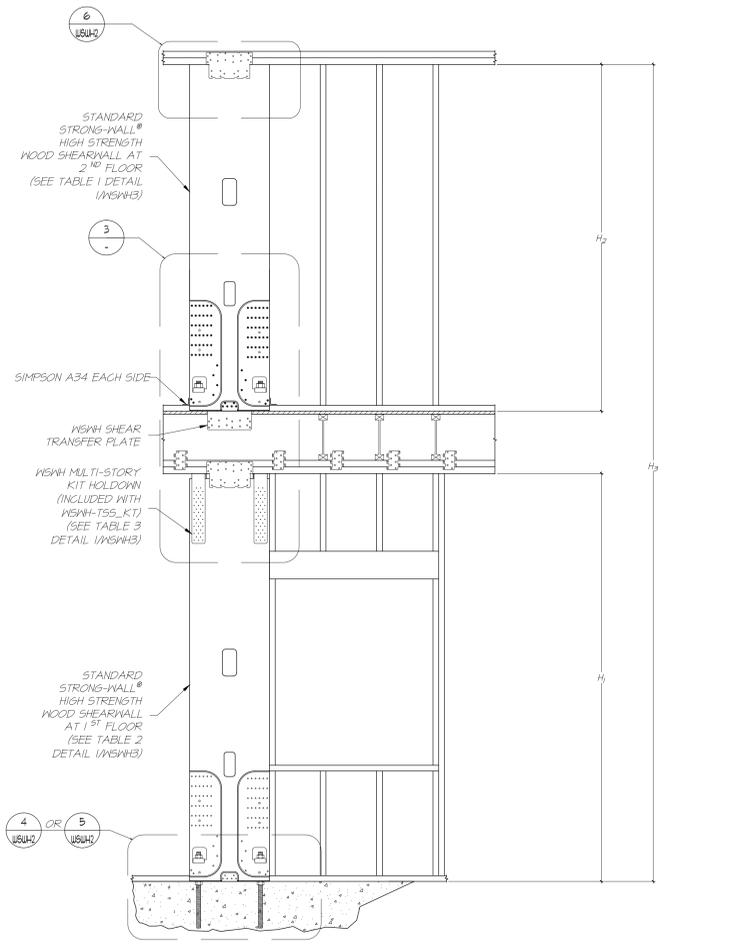
**TABLE 2:**  
STRONG-WALL® WSWH FIRST-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x11	12	132	2	1	165
WSWH18x11	18	132	2	1	245
WSWH24x11	24	132	2	1	325
WSWH12x12	12	144	2	1	185
WSWH18x12	18	144	2	1	285
WSWH24x12	24	144	2	1	385
WSWH12x13	12	156	2	1	205
WSWH18x13	18	156	2	1	315
WSWH24x13	24	156	2	1	425
WSWH12x14	12	168	2	1	225
WSWH18x14	18	168	2	1	345
WSWH24x14	24	168	2	1	465

**TABLE 3:**  
TWO-STORY STACKED WALL CONNECTION KIT

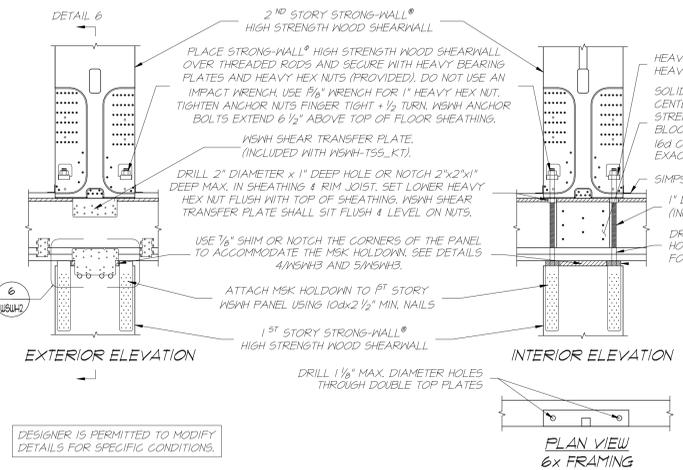
WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-TS52DKT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) MULTI-STORY KIT HOLD-DOWNS (2) 1" x 30" THREADED RODS (ASTM A193 B7) (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	WSWH-TS58DKT	
24	WSWH-TS64DKT	

**TWO-STORY STACKED WSWH MODELS**

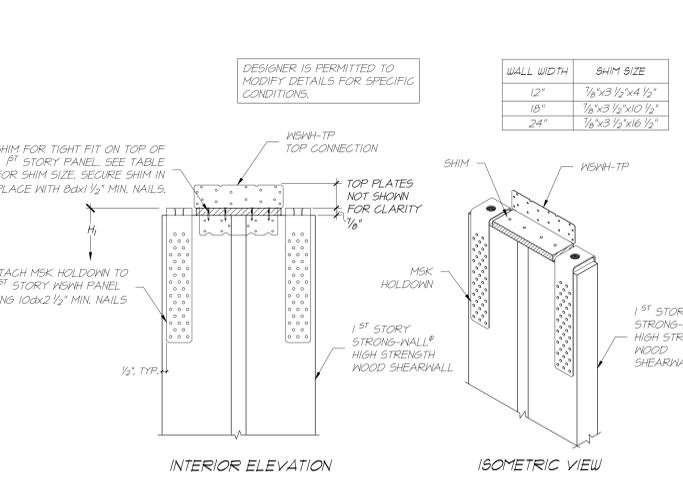


- LEGEND:**
- $H_1$  = 1<sup>ST</sup> STORY WSWH HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 1<sup>ST</sup> STORY TOP PLATES (IN)
  - $H_2$  = 2<sup>ND</sup> STORY WSWH HEIGHT; TOP OF FLOOR SHEATHING TO UNDERSIDE OF 2<sup>ND</sup> STORY TOP PLATES (IN)
  - $H_3$  = TOTAL ASSEMBLY HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 2<sup>ND</sup> STORY TOP PLATES (IN)
- NOTES:**
- 1<sup>ST</sup> STORY WSWH MUST BE THE SAME WIDTH AS THE 2<sup>ND</sup> STORY WSWH.
- DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

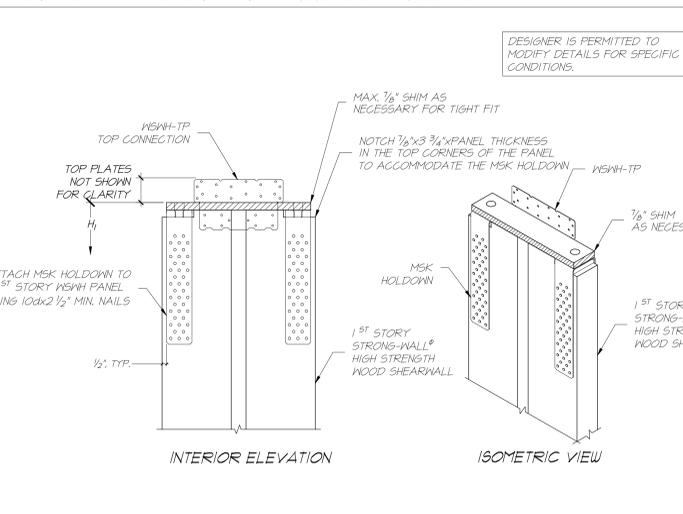
**TWO-STORY STACKED**



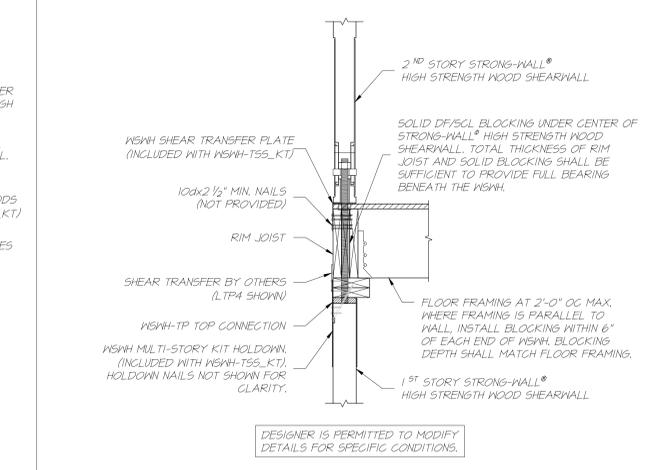
**TWO-STORY STACKED FLOOR FRAMING**



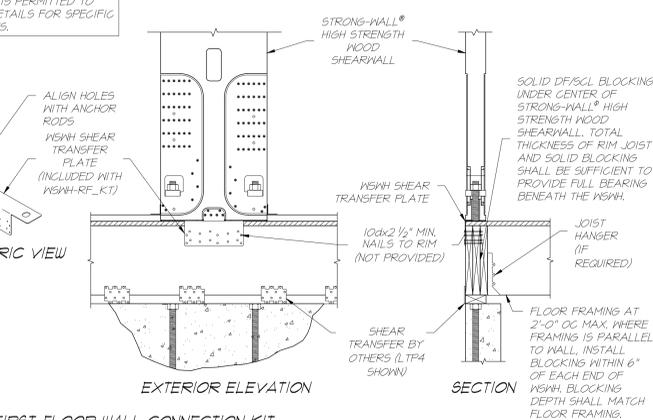
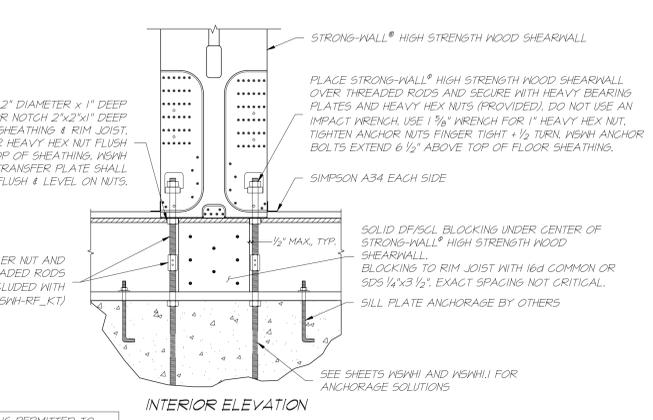
**TOP OF 1<sup>ST</sup> STORY PANEL CONNECTION**



**ALTERNATIVE TOP OF 1<sup>ST</sup> STORY PANEL CONNECTION**



**TWO-STORY STACKED FLOOR SECTION**



**WOOD FIRST-FLOOR WALL CONNECTION KIT**

WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-RF1DKT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) 1" x 18" THREADED RODS (ASTM A193 B7) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	WSWH-RF3DKT	
24	WSWH-RF4DKT	

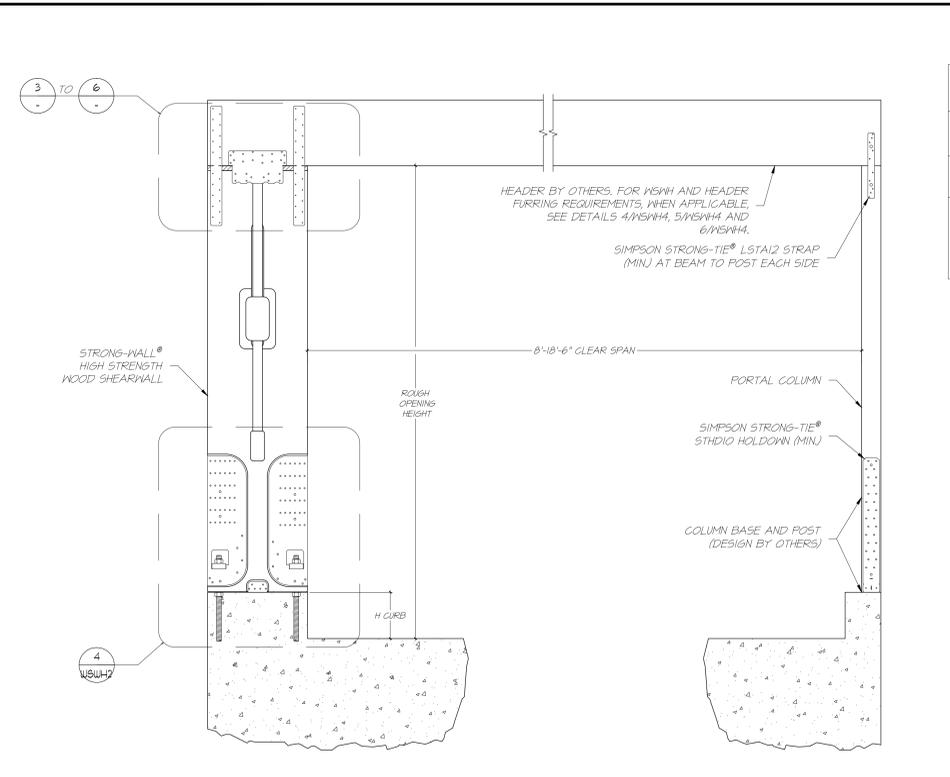
- FIRST FLOOR AT WOOD FRAMING NOTES:**
- USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
  - USE ALTERNATE DETAIL 5/WSWH2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
  - FOR TWO-STORY STACKED STRONG-WALL HIGH STRENGTH WOOD SHEARWALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 5/WSWH2.
  - DESIGNER SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.
- ORDER FIRST FLOOR CONNECTION KIT SEPARATELY. MODEL WSWH-RF\_KT, EXAMPLE WSWH-RF1DKT

**FIRST FLOOR AT WOOD FRAMING**

**SIMPSON Strong-Tie**  
11500 W. Central Expy.  
Portland, OR 97228  
Tel: (503) 991-5000  
WebSite: www.simpsonstrongtie.com

**STRONG-WALL® WSWH**  
FRAMING DETAILS  
FIRST FLOOR WALL & TWO-STORY STACKED  
ENGINEERED DESIGNS

NAME: \_\_\_\_\_  
DATE: 06-14-2021  
SCALE: N.T.S.  
CHECKED: \_\_\_\_\_  
SHEET: \_\_\_\_\_  
WSWH3  
OF SHEETS: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_



**GARAGE HEADER ROUGH OPENING HEIGHT**

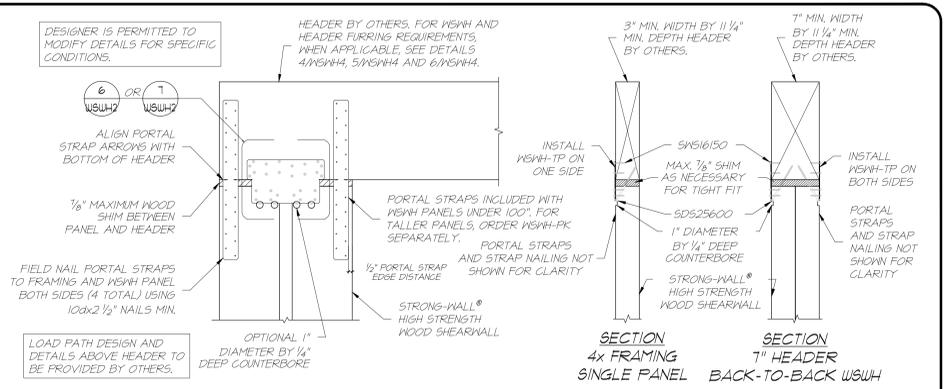
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH2x7 WSWH8x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
		6"	7'-0"
WSWH2x8 WSWH8x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
		5 1/2"	8'-2 3/4"
		6"	8'-3 1/4"

**NOTES:**  
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".  
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

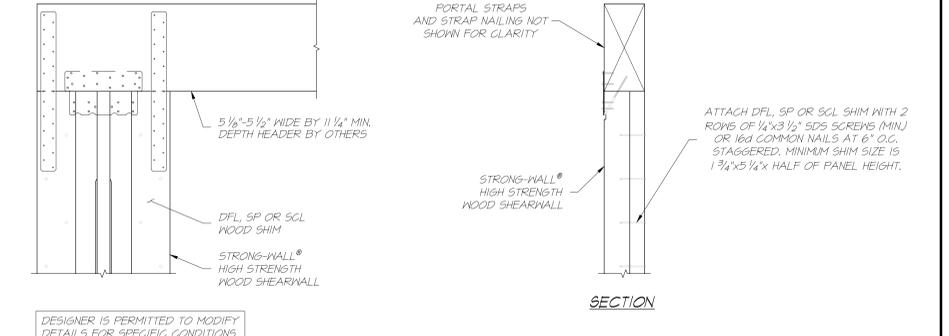
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

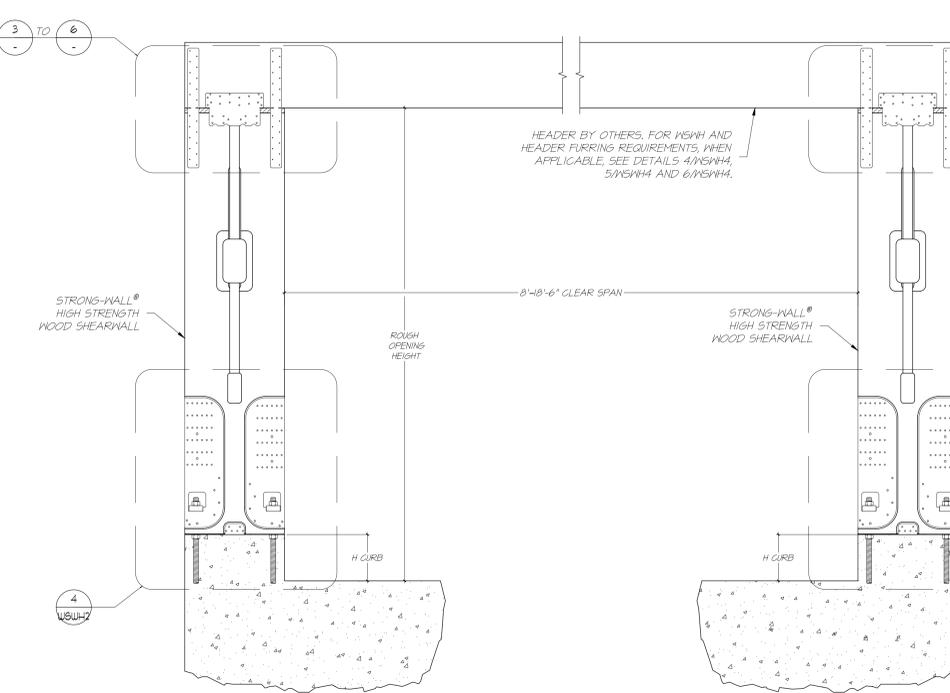
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY



PORTAL TOP CONNECTION



FURRING FOR 5 1/8" TO 5 1/2" HEADER

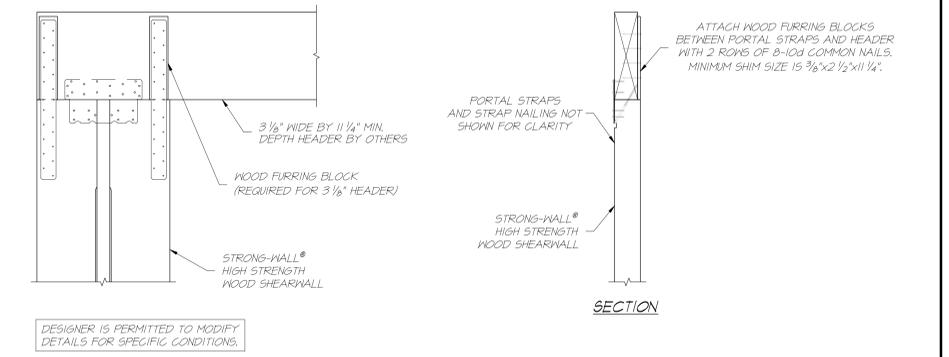


**GARAGE HEADER ROUGH OPENING HEIGHT**

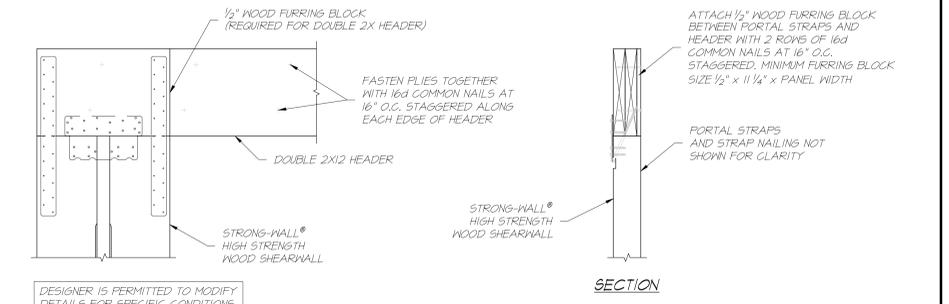
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH2x7 WSWH8x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
		6"	7'-0"
WSWH2x8 WSWH8x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
		5 1/2"	8'-2 3/4"
		6"	8'-3 1/4"

**NOTES:**  
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".  
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



FURRING FOR 3 1/8" HEADER



FURRING FOR DOUBLE 2X12 HEADERS

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY

REVISIONS

NO.	DATE	REVISIONS
0	11-29-20	FIRST RELEASE - 2008
1	03-16-21	2021 IBC REVISIONS



**SIMPSON Strong-Tie Co. Inc.**  
 3800 N. Loop East, Dept. 5000  
 P.O. Box 1308, Austin, TX 78769  
 Tel: (800) 441-5008  
 Website: www.strongtie.com

THIS IS NO EQUAL

**STRONG-WALL® WSWH**  
 PORTAL SYSTEM  
 FRAMING DETAILS  
 ENGINEERED DESIGNS

THIS IS NO EQUAL

NAME: \_\_\_\_\_  
 DATE: 03-16-2021  
 SCALE: N.T.S.  
 CHECKED: \_\_\_\_\_  
 SHEET: WSWH4  
 OF SHEETS: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_